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Valuation Determination

4-4-1 (D) Valuation Determination: Amend this Section as follows:

4-4-1 (D) Valuation Determination:

1. Single Family Residence

Livable area	\$80.00 per sq. ft.
Basement – no partitions	\$35.00 per sq. ft.
Basement partitions walls	\$50.00 per sq. ft.
Remodel living area	\$85.00 per sq. ft.
Garages – attached	\$40.00 per sq. ft.
Garages – detached	\$25.00 per sq. ft.

2. Apartment & Condominium

Livable area	\$75.00 per sq. ft.
Garages – basement/storage (open and closed)	\$60.00 per sq. ft.

3. Industrial & Commercial

(a) Manufacturing, warehouse and storage:

Up to 100,000 sq. ft.	
Finished interior	\$70.00 per sq. ft.
Over 100,000 sq. ft.	\$65.00 per sq. ft.
Up to 100,000 sq. ft.	
Shell building	\$55.00 per sq. ft.
Over 100,000 sq. ft.	\$60.00 per sq. ft.

Chapter 4-4-5 Double Fee: Amend this Chapter as follows:

Chapter 4-4-5 Double Fee: Any person or corporation commencing construction without first having obtained a building permit shall be subject to a minimum fee of \$150.00, or double permit fee, whichever is greater. Said fee shall be in addition to any penalty or court costs incurred under the provisions of this Chapter. All parties involved shall be subject to legal redress of this Section of the Code.

Chapter 4-6 Antenna Installations: Amend this Section as follows:

Chapter 4-6 Antenna Installations: Delete this Chapter in its entirety.

Amendments to the 2000 International Building Code

101.1 Title: Amend this Section as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Des Plaines herein after referred to as “this code”.

101.4.1 Electrical: Amend this Section as follows:

101.4.1 Electrical. The provisions of the 1999 National Electrical Code (NFPA 70) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.4 Plumbing: Amend this Section as follows:

101.4.4 Plumbing. The provisions of the State of Illinois Plumbing Code – 1998 shall apply to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewerage system and all aspects of a medical gas system. The provisions of the State of Illinois Plumbing Code – 1998 shall apply to private sewage disposal systems.

101.5 Interpretation: Add new Section as follows:

101.5 Interpretation.

- A.** This ordinance is not intended to abrogate any easement, covenant, or any other private agreement provided that where the regulations of this ordinance are more restrictive (or impose higher standards or requirements) than such easement, covenant, or other private agreement, the requirements of this ordinance shall govern.
- B.** No building or structure which was not lawfully existing prior to the time of the adoption of this ordinance shall become or be made lawful solely by reason of the adoption of this ordinance; and to the extent that, and in any manner that such building or structure is in conflict with the requirements of this ordinance, said building or structure remains lawful hereunder.

105.1.3 Permits: Add new Section as follows:

105.1.3 Permits.

- A.** It shall be unlawful for any person to construct, alter, repair, remove or demolish any part of buildings, structures, drives, underground or overhead services or the appurtenances thereto, dig any hole, ditch or drain in, or dig or remove any sod, stone, earth, sand or gravel from, or make any opening in any public way or other public place, without first obtaining a permit therefore from the Deputy Director of Community Development. For the purposes of this Article, a private street shall not be deemed to be a “public way” or a “public place”.
- B.** The Deputy Director of Community Development shall not issue any permit for the opening of any public way or public place until he or she is fully advised of the time, place and character of such opening. All applications for permits shall be accompanied by an Illinois registered plat of survey indicating the character and dimensions of any proposed opening for the installation of new work, or the location and character of any alterations involving changes in the location of pipes, conduits or other conductors.

105.2 Work Exempt from Permit: Amend this Section as follows:

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 the following:

Building:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television and theater stage sets and scenery.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep and do not exceed 5,000 gallons (19,000 L) and are installed entirely above ground.
4. Shade cloth structures for nursery or agricultural purposes and not including service systems.
5. Swing and other playground equipment accessory to one-and two-family dwellings.
6. Window awnings supported by an exterior wall of Group R-3, as applicable in Section 101.2 and Group U occupancies.
7. Moveable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

105.3 Application for Permit: Amend this Section as follows:

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 building and safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address and similar description that will readily identify and definitely locate the proposed building or work. A plat of survey, accurately depicting the site, shall also be submitted.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.3.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

105.4.1 Complaints & Reports: Add new section as follows:

105.4.1 Complaints & Reports.

A. Investigation:

It shall be the duty of the Deputy Director of Community Development to cause an investigation to be made of all complaints made to the department which come within its jurisdiction. A record of such investigation shall be kept on file together with the reports and findings signed by the inspector or inspectors.

B. Compliance:

1. When such investigation, whether upon complaint or otherwise, shall disclose that violations of this ordinance do, in fact, exist, the Deputy Director of Community Development shall give notice in writing to the owner, occupant, lessee, or person in possession, charge, or control of such building, structure, premises, or place to make such changes, alterations, or repairs or to perform such work, or to take such action as the provisions of this ordinance may require within such time as shall be designated by the Deputy Director, which shall in no event exceed 30 days after the service of such notice.
2. In the event that satisfactory changes, alterations, repairs, or requirements ordered by notice of the Deputy Director of Community Development are not commenced within the time specified in said notice, the Deputy Director shall advise the City Attorney of such violations of this ordinance or of any default of such notice, and shall recommend legal prosecution.

105.5 Expiration: Amend this Section as follows:

105.5 Expiration. Every permit issued shall become invalid if a substantial start is not made within six (6) months, or if substantial progress is not made within one (1) year, the permit shall lapse. After two (2) years the permit must be extended to remain in force. Residential construction must be completed within one (1) year. All permit fees shall be forfeited six (6) months after the lapse of a permit. All permit bonds will be forfeited within six (6) months after lapse of a permit. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.7 Placement of Permit: Amend this Section as follows:

105.7 Placement of Permit. The building permit or copy shall be kept on the site of the work until the completion of the project. The permit or copy shall be displayed in a prominent place clearly visible from the street.

105.9 Periodic Review of the Ordinance: Add new Section as follows:

105.9 Periodic Review of the Ordinance.

- A. The Building Code Committee, of the City Council, shall meet not less frequently than annually, commencing one (1) year from the date of adoption of this ordinance, for the purpose of reviewing the Code in its entirety and suggesting necessary amendments to keep the provisions current and coordinated with contemporary practice. The Deputy Director of Community Development and his staff shall assist the Committee in this task.
- B. The Chairman of the Building Code Committee shall be responsible for preparing an annual report to the City Council appraising the current status of the Code and the actions of the Building Code Committee.

105.10 Insurance and Bond Requirements: Add new Section as follows:

105.10 Insurance and Bond Requirements. No permit shall be issued to allow construction, tearing up, removing or repairing of any public way, or any part thereof, until the application for such permit has been filed with the Deputy Director of Community Development.

All contractors performing work in the right-of-way shall provide the City with a License and Permit Bond in the amount of twenty thousand dollars (\$20,000.00).

105.11 Surety Bond Requirements: Add new Section as follows:

105.11 Surety Bond Requirements. No permit shall be issued to a general contractor, plumbing contractor or sewer contractor for any construction work until the contractor files a License and Permit Bond in the amount of Twenty Thousand Dollars (\$20,000.00) with the Deputy Department of Community Development. In addition, any contractor that performs any work on City property shall provide the City of Des Plaines with a License and Permit Bond in the amount of Twenty Thousand Dollars (\$20,000.00). In the event the work performed under the permit is not completed or fails to meet the Code requirements of this Chapter and all applicable ordinances of the City of Des Plaines, the Bond shall be forfeited.

- A. Any contractor securing permits for the opening of streets, public areas, sidewalks, alleys and other work in said City, shall observe the ordinance of said City in relation thereto and protect the said City from any liability to any person or persons on the account of damage arising from any such opening, and fully remove all materials, dirt and rubbish from the place of said openings, and restore same to their original condition immediately upon the completion of the work for which such opening is made, and shall abide by all agreements and ordinances relating to installation or repair of sidewalks, apron or street.
- B. Failure to comply. If any person registered as provided in this Article shall fail in the execution of any work for which a permit was issued, to comply with the provisions of this Chapter, the Deputy Director of Community Development may initiate action to bring suit and prosecute such person for failure or violation, and in case of conviction, his or her name shall be stricken from the registration records and license revoked and shall not be rendered or reinstated during such time as any violation exists or any judgement remains unsatisfied with regard to said conviction.

105.12 Compliance with the Site Plan: Add new Section as follows:

105.12 Compliance with the Site Plan. All new work shall be located strictly in accordance with the approved site plan. Construction shall not commence on any completed foundation until the foundation wall elevation(s) shown on the plat have been reviewed and accepted by the City Engineer.

105.13 Plat of Survey Required when Footing and Foundation is Completed: Add new Section as follows:

105.13 Plat of Survey Required when Footing and Foundation is Completed. A plat of the piece or parcel of land, lot lots, block, blocks, or parts or portion thereof, drawn to scale showing the actual dimensions of the land parcel, location of all buildings and improvements, including excavations and foundation walls, and the elevation of the top of the foundation with respect to the United States Geological Survey (U.S.G.S.) Datum, and certified by a Registered Land Surveyor licensed in the State of Illinois as a true copy of the piece or parcel, lot, lots, block, blocks, or portion thereof, according to the registered or recorded plat of such land shall be submitted to the Deputy Director of Community Development for review of the foundation elevation and location immediately after the foundation wall(s) have been completed.

106.2.1 Grade Requirements: Add new Sections as follows:

106.2.1 Grade Requirements.

- A. **Drainage and Grading Plan Requirement:**
A Drainage and Grading Plan, prepared by a Professional Engineer licensed in the State of Illinois, shall be required in connection with permit applications for the following items : construction of new buildings, additions or remodels to existing buildings that result in a 50% or greater increase in the footprint of the building, grade changes that effect drainage conditions, all grade changes in designated flood plain areas. A Drainage and Grading Plan will not be required for detached garages.
- B. **General Lot Grade Maximums:**
No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grade level between the grade of the lots on either side abutting such lot.
- C. **Foundation Grades & Rules:**
 - 1. All foundation grades shall be established in such a manner as to achieve the free, natural and unobstructed flow of surface water.
 - 2. The City Engineer shall, from time to time, promulgate detailed rules, such as standards for engineering site plans, not inconsistent with this Code, for the purpose of determining foundation grades. Such rules shall become effective by filing same in the office of the City Clerk and shall then have the force and effect of an ordinance of he City.
 - 3. Every application for a building permit shall show the foundation grade and set forth a grading plan prepared by a professional engineer, for the propose construction, determined in accordance with this Code and the rules pursuant thereto. No building permit shall be issued unless such foundation grade and grading plan is in accordance with the provisions of this Code and approved by the City Engineer.
- D. **Subdivision Grade Plan:**
The provisions of Section 1 & 2 herein above shall be supplemental to the subdivision regulations adopted from time to time by the City of Des Plaines respecting and subdivision approved pursuant to the provisions of said regulations. The Deputy Director of Community Development shall issue no building permit unless a lot grading plan for said subdivision has been approved by the City Engineer.
- E. **Conformity with Lot Grading Plan:**

- F. Every building constructed in a location for which a lot grading plan is on file, pursuant to the provisions of Section 3, shall conform to said Lot Grading Plan.
- G. **Compliance Required Prior to Occupancy Permit:**
No occupancy permit or other indication of approval of new construction shall be issued or given by the Deputy Director of Community Development until all grade requirements set forth in this Code have been met. Additionally, the following requirements must be met before an occupancy permit is issued:
 1. Final (as-built) Surveys of the lot grading which show substantial compliance with the approved Permit Survey must be approved by the City Engineer. A Registered Land Surveyor or Professional Engineer shall prepare said surveys. An occupancy permit shall not be issued if the property is not in compliance with the subdivision grading plan and permit survey.
 2. Landscaping, including sod, shall be in place prior to the issuance of an occupancy permit. During inclement weather, a cash performance bond reflecting the actual construction costs, approximately \$5,000.00 shall be posted.
 3. Final inspections required by the Community Development Department and Engineering Department shall be performed. Final (as built) surveys must be submitted to the Engineering Department prior to the final inspection.
- H. **Altering Grade Levels:** No grades within the City shall be disturbed or otherwise altered except as allowed pursuant to a permit issued by the Deputy Director of Community Development.
- I. **Change in grading:** Any change in grading done without authorization of the Deputy Director of Community Development and approved by the City Engineer must be regraded at owner's expense. If not completed within fourteen (14) days, regrading may be ordered by the City and charged to owner.

106.3.4.3 Design Professional Required: Add new Section as follows:

106.3.4.3 Design Professional Required. All plans of projects or structural alterations, exceeding \$15,000.00, shall be stamped by an Illinois Licensed Architect or Structural Engineer.

107.1.1 Temporary Office Trailer Permits: Add new Section as follows:

107.1.1 Temporary Office Trailer Permits. Temporary office trailers can be used on a property for the following purposes:

- A. Temporary relocation of employees to facilitate permanent building expansion and remodeling.
- B. Temporary sales offices.
- C. Temporary use by construction personnel during the construction of a new building or facility.
- D. Other uses approved by the Building Code Committee.

107.5 Permits: Add new Section as follows:

107.5 Permits. Building permits for temporary office trailers shall be valid for only six (6) months. Electrical, plumbing and other permits shall be obtained by the applicant as required by other sections of the code.

107.6 Temporary Office Trailer Permits: Add new Section as follows:

107.6 Temporary Office Trailer Permits. The Deputy Director of Community Development is authorized to issue building permits to applicants who desire to install temporary office trailers on a property for the following purposes:

- A. Temporary relocation of employees to facilitate permanent building expansion or remodeling.
- B. Temporary sales office. Must provide a site plan showing grades, setbacks from property lines and parking areas.

- C. Temporary use by construction personnel during construction of a new building or facility. The permit shall be valid for only six (6) months. A cash compliance bond shall be deposited with the City of Des Plaines in the amount of \$1000.00 to be refunded upon the timely removal of the temporary trailer and restoration of the trailer site, and upon the written approval of the Deputy Director of Community Development. Non-removal of the temporary trailer and restoration of the site will result in forfeiture of the \$1000.00 compliance bond.

Building permits for trailers to be used for purposes other than those described above shall be issued only on the approval of the Building Code Committee.

The building permit fee for temporary trailers shall be \$100.00. Electrical, plumbing and other required permits shall be obtained by the applicant as required.

All plans and drawings for buildings, structures and equipment shall be presented to the Deputy Director of Community Development for his approval. Each set of plans presented shall be approved by the Deputy Director of Community Development before a permit will be granted.

108.2.1 Fee Schedule: Add new Section as follows:

108.2.1 Fee Schedule. Refer to Sections 4-4-3 through 4-4-7 and 4-4-11 of the City Code of Des Plaines for all fees.

110.4.1 Temporary Occupancy: Add new Section as follows:

110.4.1 Temporary Occupancy. Fee: A \$200.00 non-refundable fee shall be charged for a temporary occupancy permit for a commercial, institutional, or industrial application. The temporary occupancy certificate fee for a single family residential and duplex buildings shall be \$100.00 (non-refundable) per unit; and \$75.00 (non-refundable) per unit for all other residential buildings containing three or more units.

112.1 General: Amend Section as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of the building code committee. The board shall adopt rules of procedure for conducting its business.

112.3 Qualifications: Delete this Section.

113.2.1 Liability: Add new Section as follows:

113.2.1 Liability.

- A. Persons Liable. Unless otherwise specifically provided, the owner his/her agent for the purpose of managing, controlling, or collecting rents, and any other person managing or controlling a building or premises, in any part of which there is a violation of the provisions of this ordinance enumerated in this Section, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred at or during and time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or premises. Wherever used in said provisions of this Code, the "owner" shall include any person entitled under any agreement to the control or direction of the management or disposition of the building or premises or of any part of the building or premises where the violation in question occurs.
- B. The liability hereunder imposed on an owner shall attach to a trustee under a land trust, holding title to such building, structure, or premises without the right of possession, management, or control, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name of the last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any who was then acting as agent for the purpose of managing, controlling, or collecting rents, as the same may appear on the records of the trust.

- C. Any architect, structural engineer, contractor, or builder, individual or corporate, who has designed, constructed, repaired, altered, removed, or demolished any building or any part or equipment thereof in violation of or in a manner which fails to conform with the provisions of this ordinance enumerated in this Section shall be subject to the fine established in Section D, hereunder, for each and every violation of any of the said provisions existing in such design, construction, repair, alteration, removal or demolition.
- D. Penalty for Violation. Any violation of, or resistance to, or interference with the enforcement of any of the provisions of this Code shall be punished by a fine of not less than \$75.00 and no more than \$750.00 for each offense; and each day a violation continues to exist shall constitute a separate offense.

113.4 Violation Penalties: Amend this Section as follows:

113.4 Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall erect, construct, alter, repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions, shall be penalized with a fine of not less than \$75.00 or more than \$750.00. Each day shall be considered a separate offense.

202.0 Definitions: Amend this Section as follows:

202.0 Definitions. Add - Building Official: The Deputy Director of Community Development is the designated authority charged with the administration and enforcement of this code. (See Section 104.1)

302.3.3 Separate Uses: Amend this Section as follows:

302.3.3 Separate Uses. Each portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barrier walls or horizontal assemblies or both having a fire resistance rating determined in accordance with Table 302.3.3 for the uses being separated. Each fire area shall comply with the code based on the use of that space. Each fire area shall comply with the height limitations based on the use of that space and the type of construction classification. In each story, the building area shall be such that the sum of the ratios of the floor area of each use divided by the allowable area for each use shall not exceed 1.

Exceptions:

1. Except for Group H and I-2 areas, where the building is equipped throughout with an automatic sprinkler system, the fire resistance ratings in Table 302.3.3 shall be reduced by 1 hour but to not less than 1 hour and to not less than that required for floor construction according to the type of construction.
2. The private garage shall be separated from the residence and its attic area by means of a minimum 5/8 inch, fire rated gypsum board applied to the garage side. Door openings between the garage and residence shall be self closing and equipped with either solid wood doors not less than 13/4 inch thick, solid or honeycomb core steel doors not less than 13/4 inches thick or doors in compliance with Section 714.2.3. Openings from private garages directly into a room used for sleeping purposes shall not be permitted.
3. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel and shall have no openings into the garage.
4. A separation is not required between a Group R3 and a Group U carport provided the carport is entirely open on two or more sides and there are not enclosed uses above.

311.2 Moderate-Hazard Storage, Group S-1: Amend this Section as follows:

311.2 Moderate-Hazard Storage, Group S-1. Buildings occupied for storage uses including, but not limited to, storage of the following:

Aerosols, Level 2 & 3	Bamboo's and rattan
Aircraft hangars	Barns
Asbestos	Baskets
Bags, cloth, burlap and paper	

Beer or wine up to 12% alcohol in metal, glass or ceramic containers
Belting, canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl or bone
Cardboard and cardboard boxes
Cement in bags
Chalk and crayons
Clothing, woolen wearing apparel
Cordage
Dairy products in non-waxed coated paper containers
Dry cell batteries
Electrical coils
Electrical motors
Food products
Foods in noncombustible containers
Fresh fruits and vegetables in non-plastic trays or containers
Frozen foods
Furniture
Furs
Glass
Glass bottles, empty or filled with noncombustible liquids
Glue, mucilage, paste and size
Grain silos
Gypsum board
Horn and combs, other than celluloid
Inert pigments
Ivory
Leather, enameling or japanning
Linoleum
Lumber yards
Meats
Metal cabinets
Metal desks with plastic tops and trim
Metal parts
Metals
Mirrors
Motor vehicle repair garages
New empty cans
Oil filled and other distribution transformers
Open parking structures
Petroleum warehouses for storage of lubricating oils with a flash point of 200 degrees F. (93.33 degrees C.) or higher.
Photo engraving
Porcelain and pottery
Public garages (Group 1) and stables
Public garages (Group 2)
Resilient flooring
Silk
Soap
Stoves

Sugar
Talc and soapstone
Tires, bulk storage of
Tobacco, cigars, cigarettes and snuff
Upholstering and mattress manufacturing
Washers and dryers
Wax candles

311.3 Low-Hazard Storage, Group S-2: Amend this Section as follows:

311.3 Low-Hazard Storage, Group S-2. Includes, All uses which are classified as use group S-2, shall be considered to be use group S-1. The provisions of this code for the use group S-1 shall apply to such structures. No building or structure shall be classified as S-2, Low-Hazard Storage.

*List of low hazard materials now included in the list for S-2 moderate hazard materials.

403.2 Automatic Sprinkler System: Amend this Section as follows:

403.2 Automatic Sprinkler System. All buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2.

Exception:

1. Telecommunications equipment buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines and areas housing electrical switch gear may install an alternate fire suppression system as approved by the fire chief.

403.2.1 Shut off valves and flow detection devices: Add Section as follows:

403.2.1 Shut off valves and flow detection devices. Shut off valves and water flow indicating devices shall be provided for each floor.

Table 503 Amend Table 503 “Allowable Height and Building Areas” as follows:

In the columns Type V, A & B, and in the row titled R-1, delete limits and insert “Not Permitted”.

705.6 Vertical Continuity: Amend this Section as follows:

705.6 Vertical Continuity. Firewalls shall extend from the foundation to a termination point at least 30 inches (762 mm) above both adjacent roofs.

Exceptions:

1. Stepped buildings in accordance with Section 705.6.1.
2. Two-hour walls shall be permitted to terminate at the underside of the roof sheathing, deck or slab provided:
 - 2.1 The lower roof assembly within 4 feet (1220 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour.
 - 2.2 Openings in the roof shall not be located within 4 feet (1220 mm) of the firewall.
 - 2.3 Each building shall be provided with not less than a Class B roof covering.
3. In buildings of Type I or II construction, walls shall be permitted to terminate at the underside of noncombustible roof sheathing, deck or slabs where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the firewall.
4. In buildings of Types II, IV and V construction, walls shall be permitted to terminate at the underside of noncombustible roof sheathing or decks where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the firewall.
5. In Groups R-2 and R-3 as applicable in Section 101.2, walls shall be permitted to terminate at the roof sheathing or deck in Types III, IV and V construction provided:
 - 5.1 The roof sheathing or deck is constructed of approved noncombustible materials or of fire-retardant-treated wood for a distance of 4 feet (1220 mm) on both sides of the wall, or

- 5.2 The roof is protected with a 5/8 inch (15.9 mm) Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a minimum of 2 inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1220 mm) on both sides of the fire wall, and
 - 5.3 Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall, and
 - 5.4 The roof is covered with a minimum Class C roof covering.
6. Buildings located above a parking garage designed in accordance with Section 508.2(1) shall be permitted to have the firewalls for the building located above the parking garage extend from the horizontal separation between the parking garage and the buildings.

903.3.7 Location: Amend this Section as follows:

903.3.7 Location. Fire department connections shall be located and shall be visible on a street front or in a location approved by the fire department. Such connections shall be located so that immediate access is provided to the fire department. Fences, bushes, trees, walls or any other similar object shall not obstruct fire department connections. The fire department connection shall be within 75 feet of a fire hydrant. A ten (10) inch water flow bell shall be located above the fire department connection. The location of the fire department connections shall be approved by the Fire Chief.

903.4 Sprinkler Systems monitor and alarms: Amend this Section as follows:

903.4 Sprinkler Systems monitor and alarms. All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electrically supervised.

Exceptions:

- 1. Automatic sprinkler systems protecting one- and two-family dwellings.
- 2. Limited area systems serving fewer than 20 sprinklers.
- 3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.
- 4. Jockey pump control valves that are sealed or locked in the open position.

905.3.1 Building Height: Amend this Section as follows:

905.3.1 Building Height. Class I standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

- 1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2
- 2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.
- 3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures.
- 4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

916.3 Location: Amend this Section as follows:

916.3 Location. Re-number this Section 903.3.7.

917.1 Fire Hydrants: Move this Section to the International Fire Code.

917.1 Fire Hydrants. Fire hydrants installed on private property shall be located and installed as directed by the fire department. Hydrants shall conform to the standards of the administrative authority of the jurisdiction and the fire department. Hydrants shall not be installed on a water main less than eight (8) inches in diameter and shall be looped when required by the Fire Chief. Fire hydrants may be installed on a six (6) inch water main if approved by the Fire Chief.

1003.3.1.8 Locks and latches: Amend this Section as follows:

1003.3.1.8 Locks and latches. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exceptions:

1. Places of detention or restraint.
2. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.
3. Door from individual dwelling units and guestrooms of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

1101.1 Scope: Amend this Section as follows:

1101.1 Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility to physically disabled persons.

1101.2 Design: Amend this Section as follows:

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, the State of Illinois Accessibility Code, 1997 edition, and ICC/ANSI A117.1.

1612.3 Establishment of flood hazard areas: Amend this Section as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The flood Insurance Study for Cook County, Illinois", dated November 6, 2000, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

1612.4 Design and construction: Amend this Section as follows:

1612.4 Design and construction. The design and construction of buildings and structures located in flood hazard areas, including flood hazard areas subject to high velocity wave action, shall be designed and constructed in accordance with ASCE 24. All design and construction will follow chapter 14 of the City Code "Regulations for Development in Special Flood Hazard Areas". This chapter in the City code takes priority over any code including but not limited to the ASCE, the International Building Code and the International Residential Code.

1612.5 Flood hazard certificates. Amend this Section as follows:

1612.5 Flood hazard certificates. The following certificates shall be submitted to the building official:

1. For construction in flood hazard areas not subject to high-velocity wave action:
 - 1.1 As part of the lowest floor elevation inspection required in Section 106.3.3, certification of the elevation of the lowest floor, including basement.
 - 1.2 For dry floodproofed nonresidential buildings, certification by a registered design professional that the dry floodproofing is designed in accordance with ASCE 24.

1805.4.5 Timber footings: Delete this Section.

1805.4.6 Wood foundations: Delete this Section.

2303.1.2.1 Add new Section as follows:

2303.1.2.1 Fire Protection: In all use groups, except R-3 and R-4, prefabricated wood I-joists must be protected by a one-hour fire separation assembly or a fire sprinkler system in accordance with section 903.3.1.1. In use groups R-3 and R-4 prefabricated wood I-joists supporting first floor construction shall be protected with unpenetrated 5/8-inch gypsum board or a sprinkler system in accordance with 903.3.1.1.

Exception:

Prefabricated wood I-joists, which are equal to or exceed the burn through times of solid wood components of the same dimension and size as tested by an approved testing agency.

2303.1.3.1 Add new Section as follows:

2303.1.3.1 Fire Protection: In all use groups, except R-3 and R-4, glue laminated structural components must be protected by a one-hour rated fire separation assembly or a fire sprinkler system in accordance with section 903.3.1.1. In use groups R-3 and R-4, glue laminated structural components supporting first floor construction, must be protected with unpenetrated 5/8-inch gypsum board or a sprinkler system in accordance with 903.3.1.3.

Exception:

Glue laminated structural members who are equal to or exceed the burn through times of solid wood components of the same dimension and size as tested by an approved testing agency.

2303.1.4.1 Add new Section as follows:

2303.1.4.1 Fire Protection: In all use groups, except R-3 and R-4, sandwich panels must be protected by a one-hour fire separation assembly or a fire sprinkler system in accordance with 903.3.1.1. In use groups R-3 and R-4 sandwich panels must be protected with unpenetrated 5/8-inch gypsum board or a sprinkler system in accordance with 903.3.1.3.

Exception:

Sandwich panels, which are, equal to or exceed the burn through times of solid wood components of the same dimension and size as tested by an approved testing agency.

2303.7 Add new Section as follows:

2303.7 Fire Protection: In all use groups, except R-3 and R-4, prefabricated trusses must be protected by a one-hour rated fire separation assembly or a fire sprinkler system in accordance with section 903.3.1.1. In use groups R-3 and R-4 prefabricated trusses supporting first floor construction shall be protected with unpenetrated 5/8-inch gypsum board or sprinkler system in accordance with 903.3.1.3.

Chapter 29 Plumbing.

2901.1 Scope: Amend this Section as follows:

2901.1 Scope. The provisions of this Chapter and the State of Illinois Plumbing Code – 1998 shall govern the erection, installation, alteration, repairs, relocation, replacement addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the State of Illinois Plumbing Code – 1998. Private sewage disposal systems shall conform to the State of Illinois Plumbing Code – 1998.

Section 3001 Elevators.

3001.4.1 Existing Installations: Add new Section as follows:

3001.4.1 Existing Installations.

- A. Any device covered by this Article shall be made to comply with the requirements of this Article only if it is altered to change any of the following:
1. The speed or capacity of the device
 2. The purpose for which it is used
 3. The basic operating, controlling safety equipment
 4. Change from non-passenger to passenger operation

5. Change from electric to hydraulic or from to electric operation
 6. All elevators having a travel distance of twenty-five (25) feet (7.6m) or more above or below the level that best services the needs of emergency personnel for firefighting or rescue purposes shall conform to the requirements of ANSI/ASME A 17.1 Safety Code for Elevators and Escalators, Rule 211.3
- B.** The requirements of this Article shall not apply to repairs which are necessary to keep existing devices in safe operating condition nor to the replacement of parts which serve a similar purpose to those replaced, provided safe conditions are maintained.
- C.** The following changes shall not require the entire installation to comply with the requirements of this Article:
1. The installation of additional equipment which complies with this Article.
 2. Changes in the enclosure of elevator hoist-a-ways.
 3. The installation of new elevator cabs without changes in other parts of the installation.

3002.1 Hoistway Enclosure Protection: Amend this Section as follows:

3002.1 Hoistway Enclosure Protection. Elevator, dumbwaiter and other hoistway enclosures other than observation elevator shafts shall be constructed to have at least a two-hour fire rating in accordance with Chapter 7.

3002.1.1.1 Hoistway Doors: Add new Section as follows:

3002.1.1.1 Hoistway Doors. Door openings of elevator hoistway enclosures shall be equipped with protective assemblies having a fire resistance rating of not less than A, 1 1/2 hour "B" label metal door, self closing and locking.

3002.4 Elevator Car to Accommodate Ambulance Stretcher: Amend this Section as follows:

3002.4 Elevator Car to Accommodate Ambulance Stretcher. In all buildings and structures serviced by an elevator and in all buildings and structures where elevator service is required for fire department, ambulance or rescue squad use, at least one elevator shall be provided for fire department emergency access to all floors. Such elevator car shall be of such size and arrangement to accommodate a 24-inch by 76-inch (610mm by 1930mm) ambulance stretcher in the horizontal, open position. Cab size to be minimum 5' by 7' platform and minimum 2500-lb capacity with a 42" side slide door and shall be identified by the international symbol for emergency services (star of life). The symbol shall not be less than 3 inches (76mm) high and shall be placed inside on both sides of the hoistway doorframe.

3002.5.1 Emergency Exits, Top Emergency Exit (added switches): Add new Section as follows:

3002.5.1 Emergency Exits, Top Emergency Exit (added switches). Cars shall be provided with a car top emergency exit. All top exits shall be equipped with electric contacts to prevent the movement of the car if the exit door is not closed.

3003.2.1 Emergency Signs: Add new Section as follows:

3003.2.1 Emergency Signs. "Signs to comply with pictograph shown on page 301, Figure H, ASME A 17.1 1996."

3006.1.1 Access to Pits: Add new Section as follows:

3006.1.1 Access to Pits. Means of access for authorized personnel shall be provided to all pits. Access means to be a permanent metal ladder securely fastened to sidewall of elevator shaft on lock side of door. Ladder to extend a minimum 42" above hatch doorsill. Access doors to be provided and to be self-closing and locking. Lock to be only openable from inside pit.

3006.6.1 Drains, to be added, pumps with covers: Add new Section as follows:

3006.6.1 Drains, to be added, pumps with covers. Elevator pits shall not have drains that are connected directly to the sewers. Sumps with pumps to be provided, shall discharge to an open site drain and are to have a metal cover over the sump hole.

3007 Pit Lighting: Add new Section as follows:

3007 Pit Lighting. Permanent pit lighting to be provided with the switch for the pit light to be located up 36" above the hatch door sill, lockside of the door.

3007.1 Pit Stop Switch: Add new Section as follows:

3007.1 Pit Stop Switch. A pit stop switch shall be provided in each elevator pit. Switch to be mounted within 18" above the hatch doorsill, next to the pit access ladder lockside of the door. If the pit is deeper than 6'6" an additional switch shall be placed at the bottom of the access ladder 48" above the pit floor. Operation of the switch will stop the elevator in either direction. Switch to be red in color and marked on and off.

3007.2 Light Fixture Switch: Add new Section as follows:

3007.2 Light Fixture Switch. Top of car light fixtures shall be provided with a non-key operated switch.

3007.3 Emergency Car Lighting: Add new Section as follows:

3007.3 Emergency Car Lighting. Car lighting to be provided with an emergency battery back up light system with a minimum of two lamps of equal wattage. Lights to automatically turn on in all passenger and freight elevators within ten seconds after normal lighting power fails. Light fixtures to be located above car station and below false ceiling if provided.

3007.4 Emergency Back-up: Add new Section as follows:

3007.4 Emergency Back-up. If the audible signaling device or the means of two way conversation or both are normally connected to the building power supply, they shall automatically transfer to a source of emergency battery power within ten seconds after the normal power supply fails. The power supply shall be capable of providing for the operation of the audible signaling device for at least one hour and the means of two way conversation for at least four hours.

Section 3109 Swimming Pools.

3109.1.1 Inspections: Amend this Section as follows:

3109.1.1 Inspections. All public pools are to be inspected by the Cook County Department of Public Health at least once a year. All new pools and any public pool closed for a period of longer than one year shall have an inspection before opening for use.

3109.1.2 Locations: Amend this Section as follows:

3109.1.2 Locations. Private swimming pools shall not encroach on any front or side yard required by this code or by the governing zoning law, unless in accordance with specific rules of the jurisdiction in which the pool is located. A wall of a swimming pool shall not be located less than 5 feet from any rear or side property line or within or 10 feet from any street property line, unless in accordance with specific rules of the jurisdiction in which the pool is located.

3109.3 Public Swimming Pools: Amend this Section follows:

3109.3 Public Swimming Pools. Public swimming pools shall be completely enclosed by a fence at least 5 feet (1524 mm) in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch (102-mm) diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

3109.4.1 Barrier Height and Clearances: Amend this Section as follows:

3109.4.1 Barrier Height and Clearances. The top of the barrier shall be at least 60 inches (1524 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier is authorized to be at ground level or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

3109.5.1 Surface Cleaning: Amend this Section as follows:

3109.5.1 Surface Cleaning. All swimming pools shall be provided with a recirculating skimming device or overflow gutters to remove scum and foreign matter from the surface of the water. Where skimmers are used for private pools, there shall be at least one skimming device for each 250 square feet of surface area or fraction thereof. Overflow gutters shall not be less than 4 inches and shall be pitched to a slope of one unit vertical to 48 units horizontal (1:48) towards drains, and constructed so that such gutters are safe, cleanable and that matter entering the gutters will not be washed out by a sudden surge of entering water.

3109.5.2 Water Treatment: Amend this Section as follows:

3109.5.2 Water Treatment. Public swimming pools shall be designed and installed so that there is a pool water turnover at least every 8 hours. Filters shall not filter water at a rate in excess of 3 gallons per minute per square foot (123 L/min/m²) of surface area. The treatment system shall be designed and installed so that at all times when the pool is occupied, the water is provided with excess chlorine of not less than 0.4 parts per million (PPM), or excess chloramine between 0.7 and 1.0 PPM, or disinfection shall be provided by other approved means. Acidity/alkalinity of the pool water shall not be below 7.0 or more than 7.5. All recirculating systems shall be provided with an approved hair and lint strainer installed in the system ahead of the pump.

Private swimming pools shall be designed and installed so that there is a pool water turnover at least once every 8 hours. Filters shall not filter water at a rate in excess of 5 gallons per minute per square foot (205 L/min/m²) of surface area. The pool owner shall be instructed in the care and maintenance of the pool by the supplier or builder, including treatment with high-test calcium hypochlorite (dry chlorine), sodium hypochlorite (liquid chlorine) or equally effective germicide and algicide, and the importance of proper pH (alkalinity and acidity) control.

3109.5.3 Operating Instructions: Amend this Section as follows:

3109.5.3 Operating Instructions. Operating instructions shall be posted at every filter location and all valves shall be properly designated, indicating their purpose.

3109.5.4 Operations and Maintenance: Amend this Section as follows:

3109.5.4 Operations and Maintenance.

- A. Pools with an exposed water surface area of 800 square feet or more and all inground pools shall be equipped with at least one (1) ring throwing buoy not more than fifteen (15) inches in diameter and having a sixty (60) foot 3/16-inch rope attached and at least one (1) light strong pole with blunt ends not less than twelve (12) feet long.
- B. All swimming pools shall be maintained in a clean and sanitary condition and all equipment shall be maintained in satisfactory working condition.

3301.3 Posting of Address: Add new Section as follows:

3301.3 Posting of Address. All construction sites shall have a placard that has the lot number, address and a place to affix the permit. This shall be posted until the Certificate of Occupancy is issued.

3301.4.2 Emergency Signal Devices and Lighting: Add new Section as follows:

3301.4.2 Emergency Signal Devices and Lighting.

- A. New and existing passenger and freight elevators which are located in buildings shall provide in the car the following emergency signal devices operable from within the car in accordance with Sections 211 and 204.7 ANSI A 17.1 198E:
 - 1. An electric signal bell not less than six inches (6") in diameter located inside the building and audible outside the hoistway. Only one bell is required for a group of elevators if operable from all cars in the group, with battery pack backup.
 - 2. A telephone connected to a central telephone exchange system or fire department. Phone no more than forty-eight inches (48") from the floor.
 - 3. All emergency lighting with battery pack back up.

3303.7 Lot Regulation: Add new Section as follows:

3303.7 Lot Regulation. Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, removal of all underground

and inground structures, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of Section 3306.

Section 3305.1 Toilet Facilities for Workers: Amend this Section as follows:

Section 3305.1 Toilet Facilities for Workers. Sanitary facilities shall be provided for workers at all construction sites during construction, remodeling or demolition activities and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3.

3306.9.1 Barriers: Add new Section as follows:

3306.9.1 Barriers. If a permit issued by the City of Des Plaines authorizes demolition, excavation, construction of a new structure or alterations or additions to the exterior of an existing structure, the applicant shall erect a barrier not less than six feet (four feet for R-3 construction) in height around the site in a location and manner approved by the Building Official.

The barrier shall be installed before any work is commenced on the property including, but not limited to: mass grading, excavation, installation of utilities, and construction of roads. The barrier shall remain in place until the Building Official approves its removal. "No Trespassing" signs, resistant to rain and snow, shall be mounted on the barrier in conspicuous locations on all sides.

At times when there are no construction personnel at the site, any gate or opening in the barrier shall be closed and secured with a lock as approved by the Building Official.

When a violation of this ordinance is observed, the permittee, general contractor, or property owner shall be notified immediately and a Stop Work order may be issued.

Types of Barriers:

½" (minimum) plywood fastened to a 2" x 4" (nominal dimensions) frame.

Chain link fence mounted on non-permanent posts.

Plastic "snow" fencing mounted on non-permanent posts (R-3 only).

Barriers shall be constructed to resist wind pressure as specified in Chapter 16, International Building Code.

Protection of pedestrians on public sidewalks shall be as required in Section 3306, International Building Code.

3308 Extermination: Add new Section as follows:

3308 Extermination. All buildings and structures shall be exterminated for vermin infestation before demolition Contractor to notify Northwest Mosquito Abatement for an inspection before demolition of the foundation for verification of non-infestation.

Reference Standards: Amend this Section as follows:

Reference Standards	Code Section number
IAC Illinois Accessibility Code 1997 edition	1101.2
ISPC Illinois State Plumbing Code 1998 edition	101.4.4

Amendments to the 2000 International Mechanical Code

4-7-3 Adoption of the “International Mechanical Code 2000 Edition”, as published by the International Code Council Inc., three copies of which are on file in the City Clerks office, is hereby adopted as the Building Code of the City of Des Plaines. All of the regulations, provisions, penalties, conditions and terms of said International Mechanical Code are hereby adopted and made part hereof as though fully set forth herein, with the insertions, deletions and changes, if any, prescribed below:

10-03 Mechanical Code. The International Mechanical Code 2000 is amended as follows:

Section 101 Administration (general)

101.1 Title: Amend this Section as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Des Plaines, hereinafter referred to as “this code”.

Section 106 Permits

106.5.2 Fee schedule: Amend this Section as follows:

106.5.2 Fee Schedule. All fees for mechanical work shall be as indicated in the following schedule. Des Plaines City Code of Ordinances, Chapter 4, “Building Permits”.

Section 109 Means of Appeal.

109.1 Application for appeal: Amend this Section as follows:

109.1 Application for appeal. A person shall have the right to appeal a decision of the ~~code~~ building official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the building official within 20 days after the notice was served.

109.2 Membership of board: Amend this Section as follows:

109.2 Membership of board. The board of appeals shall consist of the building code committee.

Section 301 General Regulations

301.8 Plumbing connections: Amend this Section as follows:

301.8 Plumbing connections. Potable water supply and building drainage system connections to equipment and appliances regulated by this code shall be in accordance with the State of Illinois Plumbing Code.

Section 602 Plenums.

602.2 Construction: Amend this Section as follows:

602.2 Construction. Plenum enclosures shall be of noncombustible construction.

602.2.1.3 Pneumatic tubing: Delete this Section.

602.3 Stud Cavity and joist space plenums: Amend this Section as follows:

602.3 Stud Cavities and joist space plenums. Stud wall cavities and the space between solid floor joists shall not be used as either a supply or return air system.

603.4.1 Gypsum ducts: Delete this Section.

603.5.1.1 Duct length: Amend this Section as follows:

603.5.1.1 Duct length. Flexible air ducts, both metallic and nonmetallic, shall be listed and labeled to the requirements of UL 181 for Class 0 or Class 1 flexible air ducts, and shall be so identified. Flexible air ducts shall be limited in length to 14 feet.

Section 903 Factory Built Fireplaces

903.3 Unvented gas log heaters: Amend this Section as follows:

903.3 Unvented gas log heaters. All unvented gas heating appliances shall not be allowed.

Section 922 Kerosene and Oil-Fired Stoves.

922.1 General: Delete this Section.

Chapter 13 Fuel Oil Piping and Storage: Delete this Chapter.

Chapter 15 Referenced Standards: Amend this Chapter as follows:

ISPC Illinois State Plumbing Code 1998

301.8

Amendments to the 2000 International Fuel Gas Code

Section 101 Administration (General)

101.1 Title: Amend Section as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Des Plaines, hereinafter referred to as “this Code”.

106.4.3 Expiration: Amend this Section as follows:

106.4.3 Expiration. Every permit issued shall become invalid if a substantial start is not made within six (6) months, or if substantial progress is not made within one (1) year, the permit shall lapse. After two (2) years the permit must be extended to remain in force. Residential construction must be completed within one (1) year. All permit fees shall be forfeited within six (6) months after lapse of a permit.

106.4.4 Extensions: Amend this Section as follows:

106.4.4 Extensions. A permittee holding an unexpired permit shall have the right to apply for an extension of time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The building official shall extend the time for action by the permittee for a period not exceeding 60 days if there is reasonable cause. A permit shall not be extended more than once. The fee for an extension shall be one-half the amount required for a new permit for such work.

109.1 Application for Appeal: Amend this Section as follows:

109.1 Application for Appeal. A person shall have the right to appeal a decision of the building official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the building official within 20 days after the notice was served.

106.5.3 Fee refunds: Amend this Section as follows:

106.5.3 Fee refunds. The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 90 percent of the permit fee is paid when no work has been done under a permit issued in accordance with this code.
3. No refund of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expanded.

109.2.1 Qualifications: Amend this Section as follows:

109.2.1 Qualifications. The board of appeals shall consist of the building code committee.

109.2.2 Alternate members: Delete this Section:

403 Piping Materials.

403.5.4 Corrugated stainless steel tubing: Delete this Section.

403.6 Plastic pipe, tubing and fittings: Delete this Section.

403.11 Plastic pipe, joints and fittings: Delete this Section.

411.1 Connecting appliances: Amend this Section as follows:

411.1 Connecting appliances. Appliances shall be connected to the piping system by one of the following:

1. Rigid metallic pipe and fittings.

2. Semi-rigid metallic tubing and metallic fittings lengths shall not exceed 6' (1829mm) and shall be located entirely in the same room as the appliance. Semi-rigid metallic tubing shall not enter a motor operated appliance through an unprotected opening.
3. Listed and labeled gas appliance connectors installed in accordance with the manufacturer's installation instructions and located entirely in the same room as the appliance.
4. Listed and labeled quick-disconnect devices used in conjunction with listed and labeled appliance connectors.
5. Listed and labeled gas convenience outlets used in conjunction with listed and labeled gas appliance connectors.
6. Listed and labeled gas appliance connectors complying with ANSI Z21.69 and listed for use with food service equipment having casters, or that is otherwise subject to movement for cleaning, and other large moveable equipment.
7. Brass flexible appliance connectors are not permitted.

Section 501 Chimneys and Vents.

501.8 Equipment not required to be vented: Amend this Section as follows:

501.8 Equipment not required to be vented. The following appliances shall not be required to be vented.

1. Ranges.
2. Built-in domestic cooking units listed and marked for optional venting.
3. Hot plates and laundry stoves.
4. Type I clothes dryers (Type I clothes dryers shall be exhausted in accordance with the requirements of Section 613).
5. A single booster-type automatic instantaneous water heater, where designed and used solely for the sanitizing rinse requirements of a dishwashing machine, provided that the heater is installed in a commercial kitchen having a mechanical exhaust system. Where installed in this manner, the draft hood, if required, shall be in place and unaltered and the draft hood outlet shall not be less than 36 inches (914 mm) vertically and 6 inches (152 mm) horizontally from any surface other than the heater.
6. Refrigerators.
7. Counter appliances.
8. Specialized equipment of limited input such as laboratory burners and gaslights.

Section 623 Water Heaters.

623.1.1 Installation requirements: Amend this Section as follows:

623.1.1 Installation requirements. The requirements for water heaters relative to sizing, relief valves, drain pans and scald protection shall be in accordance with the State of Illinois Plumbing Code.

Section 625 Gas Fired Toilets.

625 .1 General: Delete this Section.

Chapter 7 Referenced Standards: Amend this Chapter as follows:

ISPC Illinois State Plumbing Code 1998

Section 623.1.1

Amendments to the 2000 International Fire Code

Adoption of the International Fire Code-2000 three of which are on file in the City Clerk's office, is hereby adopted as the Fire Code of the City of Des Plaines. All of the regulations, provisions, penalties conditions and terms of said Fire Prevention Code are hereby adopted and made pert hereof as though fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed below:

10-04 Fire Prevention Code: The International Fire Code – 2000 edition is amended as follows:

F-101.1 Title: Change Section as Follows:

F-101.1 Title. Insert City of Des Plaines.

(Add to: Chapter 45 Referenced Standards NFPA

101-97 Life Safety Code.....1008.5.2)

F-101.6 Compliance: Add Section as follows:

F-101.6 Compliance. Existing structures and premises that do not comply with these provisions or the provisions of the 1997 Life Safety Code, shall be altered or repaired to provide a minimum level of safety as herein required.

F-102.4 Application of the building code: Amend Section as follows:

F-102.4 Application of the building code. The design and construction of new structures to provide egress facilities, fire protection, and built-in fire protection equipment shall be controlled by the building code and the NFPA Life-Safety Code listed in Chapter 45. Any alterations, additions or changes in use or structures required by this code which are within the scope of the building code or the NFPA Life-Safety Code listed in Chapter 45 shall be made in accordance therewith.

F-102.6 Referenced Standards: Amend Section as follows:

F-102.6 Referenced Standards. The standards referenced in this code and listed in chapter 45 shall be considered part of the requirements of this code to the prescribed extent of each such referenced standards, the more stringent provisions shall apply.

F-503.1 Designation: Amend Section as follows:

F-503.1 Designation. The code official shall require and designate public or private fire lanes as deemed necessary for the efficient and effective operation of fire apparatus.

Chapter 33 Fireworks: Delete chapter in its entirety.

Chapter 34 Flammable and Combustible Liquids: Delete chapter in its entirety.

F-505.1 Address numbers: Amend Section as follows:

F-505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

F-508.5.1 Where required: Amend Section as follows:

F-508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.

EXCEPTIONS:

1. For buildings equipped throughout with an approved automatic sprinkler system.

Amendments to the 2000 International Electrical Code

Chapter 1 Scope

101.1 Title: Amend this Section as follows:

101.1 Title. These regulations shall be known as the ICC Electrical Code™ - Administrative Provisions of the City of Des Plaines and shall be cited as such and will be referred to herein as “this code”.

102.1.5 Moved buildings: Delete this Section:

Chapter 2 Definitions

202 Building Official: Add this definition as follows:

202 Building Official. See “Code Official”

Chapter 4 Permits & Fees

401.3 Work exempt from a permit: Amend this Section as follows:

401.3 Work exempt from a permit. Delete #5.

402.5 Time limitation of application: Amend this Section as follows:

402.5 Time limitation of application. An application for a permit for any proposed work or operation shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

403.2 Expiration: Amend this Section as follows:

403.2 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

403.3 Extensions: Amend this Section as follows:

403.3 Extensions. The code official is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 60 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

403.4 Posting the permit: Amend this Section as follows:

403.4 Posting the permit. Issued permits shall be kept on the premises designated therein at all times until the completion of the project and shall displayed in a prominent place clearly visible from the street.

404.2 Schedule of permit fees: Amend this Section as follows:

404.2 Schedule of permit fees. A fee for each permit shall be paid as required, in accordance with the applicable governing authority. The fees for electrical work shall be indicated in the following schedule. City of Des Plaines Code of Ordinances Chapter 4 Section 4-4-2.

Chapter 6 Approval

601.5 Removal of abandoned materials: Add new Section as follows:

601.5 Removal of abandoned materials. All abandoned wiring, conductors, conduit system, raceways, junction boxes, electrical devices, electrical materials and/or equipment, etc. shall be completely removed prior to a final electrical inspection.

Chapter 7 Inspections and testing.

702.1.1 Evaluation and follow-up inspection services: Delete this Section:

702.1.1.1 Evaluation Service: Delete this Section:

702.1.1.2 Follow-up inspection: Delete this Section:

702.1.1.3 Test and inspection records: Delete this Section:

702.1.4 Rough in: Amend this Section as follows:

702.1.4 Rough-in. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all components to be concealed are complete, and prior to the installation of wire within the conduit and wall or ceiling membranes.

702.1.4.1 Wire inspection: Add new Section as follows:

702.1.4.1 Wire inspection. An inspection of the wiring shall be performed after the installation in conduit and before wall and ceiling membranes are installed.

Chapter 11 Means of Appeal

1101.1 Board of appeals established: Amend this Section as follows:

1101.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of the building code committee. The board shall adopt rules of procedure for conducting its business, and shall render all decision and findings in writing to the appellant with a duplicate copy to the code official.

4-7-5: ADOPTION OF THE ICC ELECTRICAL CODE—2000 EDITION. The ICC Electrical Code - 2000 Edition", as published by the International Code Council, three copies of which are on file in the City Clerk's office, is hereby adopted as the Building Code of the City of Des Plaines. All of the regulations, provisions, penalties, conditions and terms of said International Code Council are hereby adopted and made a part hereof as though fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed below:

10-05 Electrical Code

The 2000 edition of the ICC Electrical Code, and latest amendments, and as modified by this Ordinance, is adopted by reference.

In the event any provisions, articles, wording, and the like, of the 2000 edition of the ICC Electrical Code and latest amendments, are in conflict with any ordinances, amendments, and/or addendum, as recognized and approved by the Electrical Commission of the City of Des Plaines and/or as adopted by the City of Des Plaines, or in conflict with the state law, the most restrictive provisions, articles, wording, and the like, shall prevail.

Article 80 Add new Article as follows:

Article 80 - Administrative Powers and Duties

ARTICLE 80 ADMINISTRATIVE POWERS AND DUTIES Electrical Regulations Defined

80-9 Suspension of Permit Privileges. Failure on the part of any registered electrical contractor to correct any defect, error, or deficiency in any work installed under the authority of a permit issued to him/her by the Director of Community Development within ten calendar days after written notification thereof by the said Director or within such further reasonable time as may, upon request, be prescribed, the Director of Community Development shall, without further notice, stop the issuance of permits to such registered electrical contractor until such corrections have been made, inspected, and approved. In addition thereto the penalty provided in this Chapter may be enforced.

The Director of Community Development is hereby empowered to suspend the permit privileges of any registered electrical contractor who shall fail to pay any just indebtedness for inspection fees for electrical wires and apparatus as fixed by that part of this Chapter dealing therewith, until such registered electrical

contractor shall discharge and pay to the City all just indebtedness then due and owing from such registered electrician.

80-15 Removal of Abandoned Materials. All abandoned wiring, conductors, conduit systems, raceways, junction boxes, electrical devices, electrical materials and/or equipment, etc. shall be completely removed prior to a final electrical inspection.

110-14 (a) Terminals: Amend this Section as follows:

110-14 (a) Terminals. No more than one (1) conductor shall be connected and/or installed to a single screw terminal on any electrical device.

210-5 (c) Ungrounded Conductor: Add new Section as follows:

210-5 (c) Ungrounded Conductor. Ungrounded conductor of branch circuits rated over 150 volts to ground shall use the following color code: Brown-Orange-Yellow.

210-7 (g) Sump/Ejector Pumps: Add new Section as follows:

210-7 (g) Sump/Ejector Pumps. Sump pumps and ejector pumps shall be on dedicated 20 amp circuit with single head receptacle (not GFCI protected).

210-8 (b) (3) Duplex Receptacle Requirements: Add new Section as follows:

210-8 (b) (3) Duplex Receptacle Requirements. All receptacles that are installed in locker rooms, or installed in and/or associated with foliage, plants, and the like, shall be ground fault interrupter protected.

210-8 (c) GFCI Protection for Personnel: Add new Section as follows:

210-8 (c) GFCI Protection for Personnel. All light fixtures over bath tubs/showers or sauna shall be GFCI protected. Light fixtures less than 7'6" above tubs maximum water level, or above showers shall be suitable for wet/damp locations, recessed with lens and nonmetallic trim ring.

210-21 (b) (5) Receptacles: Add Section as follows:

210-21 (b) (5) Receptacles. All duplex receptacles in other than dwelling units shall be a minimum of twenty (20) ampere rated.

210-70 (d) Illumination in Basement Areas: Add new Section as follows:

210-70 (d) Illumination in Basement Areas. A minimum of one (1) switched lighting fixture shall be installed in the immediate area of the top stair tread of all staircases leading to basement areas. A minimum of one (1) switched lighting fixture shall be installed in the area of the lower most stair tread of all staircases that lead to the basement areas.

The switch device that is required to control both upper and lower lighting fixtures shall be installed at a readily accessible location at the upper most tread area of the staircase.

Note: Said lighting fixtures as noted above may be relocated because of the staircase layout where it may be necessary to provide sufficient illumination on the general stair tread areas as deemed necessary by the electrical inspector having jurisdiction.

Panelboards that are installed in basement areas shall have a minimum of one (1) lighting fixture installed within three (3) feet of the panelboard cover.

210-70 (e) Three and Four-Way Switch Locations: Add new Section as follows:

210-70 (e) Three and Four-Way Switch Locations. A three (3) way switch shall be installed at each entrance and/or exit in all hallways for the purpose of controlling the lighting fixtures that are required.

The locations of said switching devices shall be approved by the inspector having jurisdiction.

A four (4) way switching arrangement may be required in hallways where the length and/or the construction layout of the walls are installed in a manner where it is deemed necessary by the electrical inspector having jurisdiction to require the four way switching arrangement.

- (a) All rooms that have more than one (1) entrance and/or exit to said room(s) (such as kitchens, dining rooms, etc.) shall have the lighting fixtures and/or a wall mounted receptacle that is installed for general lighting purposes be controlled by a three (3) way switching arrangement.

A four (4) way switching arrangement may be required in rooms as noted above where the wall construction of said rooms is installed in a manner where it is deemed necessary by the electrical inspector having jurisdiction to require the four (4) way switching arrangement.

220-10 General: Add new Section as follows:

220-10 General.

- (a) Ampacity and computed loads:
 - (1) In single family attached dwellings the service size shall be a minimum of 100 amps per dwelling unit.
 - (2) In detached single family dwellings the service size shall be a minimum of 200 amps.

230-7 Other Conductors in Raceway or Cable: Amend this Section as follows:

230-7 Other Conductors in Raceway or Cable. Delete all Exceptions.

230-23 (b) Minimum Size: Add to Section as follows:

230-23 (b) Minimum Size. The conductors shall not be smaller than number #3 copper and installed in a minimum of 1-1/4" rigid heavy wall galvanized steel, IMC or aluminum heavy wall conduit.

230-31 (b) Minimum Size: Amend this Section as follows:

230-31 (b) Minimum Size. The conductors shall not be smaller than number #3 copper.

230-42 (b) Ungrounded Conductors: Amend this Section as follows:

230-42 (b) Ungrounded Conductors. Paragraph (b) (3) and exceptions shall be deleted in its entirety.

230-42 (b) (4) Service Entrance Conductors/Single Family Type Construction: Add new Section as follows:

230-42 (b) (4) Service Entrance Conductors/Single Family Type Construction. All service entrance conductors installed for new single family type construction shall be a minimum AWG wire size of number 3/0 gauge copper conductor.

- (a) Regardless of the minimum size of service entrance conductors as required in the paragraph above, all service entrance conductors shall be adequate for the connected load.
- (b) The required service entrance conductors as noted in paragraph (a) above shall be installed in a minimum of two and a half (2-1/2) inch trade size conduit for 100 amp and three (3) inch trade size conduit for larger service which shall be rigid heavy wall galvanized steel, IMC or heavy wall aluminum conduit.
- (c) All circuit breakers shall be fully sized in dimensions and for proper insertion into the panelboard, as set forth by the switchgear and Panelboard Manufacturer and as listed by a recognized testing laboratory.

Substitution of two or more circuit breakers in a space so designed or previously occupied by a lesser number shall not be approved and will not be accepted.

- (d) Deterioration of Electrical Service Entrance Equipment and/or Branch Circuit Panelboards, and the like: All incoming Electrical Service Entrance Equipment, and to include any existing switchgear, branch circuit panelboards, and/or parts thereof, and to include any electrical

equipment that is not mentioned in this paragraph, shall be completely "free from any corrosion, rusts, and/or deterioration of any type.

If, in the opinion of the electrical inspector, there is evidence of any electrical equipment and/or parts thereof, that is observed to be corroded, rusted, deteriorated and/or of an unsafe nature, said electrical equipment, switchgear, panelboards, and the like, shall be completely replaced with electrical equipment that is manufactured of "new" condition.

230-43 Wiring Methods for 600 Volts Nominal, or Less: Amend this Section as follows:

230-43 Wiring Methods for 600 Volts Nominal, or Less. Delete Section numbers 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16.

230-46 Unspliced Conductors: Amend this Section as follows:

230-46 Unspliced Conductors. Delete exceptions 2 through 5.

230-52 Individual Conductors Entering Buildings or Other Structures: Amend this Section as follows:

230-52 Individual Conductors Entering Buildings or Other Structures. Delete Section in its entirety.

230-54 (b) (2) Service Cable Equipped with Raintight Service Head of Gooseneck: Amend this Section as follows:

230-54 (b) (2) Service Cable Equipped with Raintight Service Head of Gooseneck. Delete Section with reference to use of gooseneck.

230-70 (a) Location: Add to section as follows:

230-70 (a) Location. The Main Service Disconnecting Means (circuit breaker or fused switch device) shall be located within five (5) feet of the point where the service conductors enter the building and/or within five (5) feet of the metering device.

Where the use and installation of multi-metering devices are required in buildings and/or structures such as apartment type complexes, condominiums, multi-family type structures, etc. All service Entrance Equipment, (such as tenant metering equipment, main service disconnecting means, etc.) shall be grouped and shall be installed in a dedicated electrical equipment room so approved for the purpose.

230-71 (a) General: Amend this Section as follows:

230-71 (a) General. The service disconnecting means for each service permitted by Section 230-2, or for each set of service-entrance conductors permitted by Section 230-40, Exception No. 1, shall consist of not more than one main disconnect mounted in a single enclosure, in a group of separate enclosures, or in or on a switchboard. There shall be no more than one disconnect per service grouped in any one location.

230-72 (d) Multi-dwelling Disconnect: Add new Section as follows:

230-72 (d) Multi-dwelling Disconnect. In addition to Service Disconnects in multiple-occupancy buildings an additional Main Disconnect for Fire Department Use Only shall be installed marked with letters 3" in size min. with ½" stroke.

230-79 (c) One Family Dwelling: Amend this Section as follows:

230-79 (c) One Family Dwelling. For a new one-family dwelling, the service disconnect means shall have a rating of not less than two hundred (200) amperes.

230-79 (d) All Others: Amend this Section as follows:

230-79 (d) All Others. For all other installations the service disconnecting means shall have a rating of not less than one hundred (100 amperes).

240-23 (a) Service Entrance Neutral Conductors: Add new Section as follows:

240-23 (a) Service Entrance Neutral Conductors. All service entrance neutral conductors shall be fully rated and fully sized equal to the rating of the service entrance conductors.

Undersizing or derating of the neutral conductors is not permitted and will not be accepted.

240-83 (c) Interrupting Rating: Amend Section as follows:

240-83 (c) Interrupting Rating. Delete last sentence.

240-83 (f) Bolt-In Circuit Breakers: Add new Section as follows:

240-83 (f) Bolt-In Circuit Breakers. All commercial and industrial installations shall use bolt-in type circuit breakers.

240-84 Number of Conductors Permitted on a Circuit Breaker Terminal: Add new Section as follows:

240-84 Number of Conductors Permitted on a Circuit Breaker Terminal. The application and/or installation of more than one (1) conductor to a circuit breaker terminal or a fuse holder terminal shall not be approved and will not be accepted.

- (a) In wiring installations where it is required to install parallel sets of conductors, each conductor shall be connected and/or attached to a lug or terminal so designated or sized as to accept not more than one (1) conductor.

250-26 (6) Residential Grounding: Add new Section as follows:

250-26 (6) Residential Grounding. (Primary ground) When interior water pipe is utilized for grounding method, grounding shall be installed to the street side of water meter ahead of any shut-off valves.

- a. All ground conductors shall be installed in EMT, rigid heavy wall galvanized steel conduit or IMC.
- b. An approved ground clamp and a metal identification tag shall be installed where the ground is connected to the grounding conductor. Grounding connector shall terminate a grounding electrode/water pipe.

250-26 (7) Grounding: Add new Section as follows:

250-26 (7) Grounding. When grounding for any combination of service entrance systems and equipment, the grounding conductor shall be installed directly from the grounding lug and/or neutral buss in the service disconnect enclosure or service distribution enclosure, to the street side of the incoming water service and ahead of any shut-off valve.

250-26 (8) Ground Conductor in Conduit: Add new Section as follows:

250-26 (8) Ground Conductor in Conduit. The ground conductor for service entrance equipment, where said service entrance equipment is rated at 400 ampere and larger shall be installed in rigid heavy wall galvanized steel or intermediate grade rigid conduit.

All fittings (couplings, etc.) shall be of the threaded type. Set screw type fittings and/or compression type fittings will not be accepted.

250-26 (9) Ground Identification: Add new Section as follows:

250-26 (9) Ground Identification. An approved ground clamp and a metal identification tag shall be installed where the grounding conductor is connected to the grounding electrode.

250-26 (10) Ground Conductor Sizes: Add new Section as follows:

250-26 (10) Ground Conductor Sizes. All grounding conductors shall be copper.

300-3 (d) Voltage Identification: Add new Section as follows:

300-3 (d) Voltage Identification. When more than one voltage is installed or when voltages exceed 240 volts in a building, tenant space, etc. black lettering on an orange sticker shall be installed on the following covers:

- (1) Switchgear

- (2) Panelboard
- (3) Junction Box
- (4) Pull and/or Tap Box
- (5) Disconnects.

Lettering shall be sized in relation to size of cover.

300-5 (k) Detached Structures: Add new Section as follows:

300-5 (k) Detached Structures. All conduits that contain conductors for the purpose of supplying electricity to detached structures such as Garages, Storage Sheds, etc. shall be rigid heavy wall galvanized steel conduit, intermediate metallic conduit or non-metallic raceway.

310-12 (d) Conductors for General Wiring: Add new Section as follows:

310-12 (d) Conductors for General Wiring. For wiring above 300 volts, conductors shall be identified as follows: A Phase, Brown; B Phase, Orange; C Phase, Yellow; Neutral, Grey.

Article 320 Open Wiring on Insulators: Delete Article in its entirety.

Article 321 Messenger Supported Wiring: Delete Article in its entirety.

Article 324 Concealed Knob-and-Tube Wiring: Delete Article in its entirety.

Article 325 Integrated Gas Spacer Cable: Delete Article 325 in its entirety.

Article 328 Flat Conductor Cable Type FCC: Delete Article in its entirety.

Article 331 Electrical Nonmetallic Tubing: Delete Article in its entirety.

Article 333 Armored Cable Type AC: Delete Article in its entirety.

Article 334 Metal-Clad Cable: Delete Article in its entirety.

Article 336 Nonmetallic-Sheathed Cable: Delete Article in its entirety.

Article 338 Service-Entrance Cable: Delete Article in its entirety.

Article 339 Underground Feeder and Branch-Circuit Cable Type UF: Delete Article in its entirety.

Article 342 Nonmetallic Extensions: Delete Article in its entirety.

Article 343 Preassembled Cable in Nonmetallic Conduit: Delete Article in its entirety.

346-4 (a) Connectors and Couplings: Add new Section as follows:

346-4 (a) Connectors and Couplings. All connectors and/or couplings installed where subject to weather conditions, subject to moisture, or in the contact with the earth, etc. shall be of the compression type or thread on type.

Note: Connectors and/or couplings installed in dry locations may be of the setscrew type, or compression type.

347-2 (a) Uses Permitted: Delete Section (a) in its entirety.

347-2 (c) Cinders. Delete Section (c) in its entirety.

347-2 (e & f) Dry and Damp Locations & Exposed: Amend this Section as follows:

347-2 (e & f) Dry and Damp Locations & Exposed. Delete Sections e & f in their entirety.

347-2 (g) Grounding Conductor Installation: Amend this Section as follows:

347-2 (g) Grounding Conductor Installation. Rigid nonmetallic conduit is to be terminated with rigid heavy wall conduit of the same size and shall contain a ground wire sized in accordance with Table 250-95 (Minimum size #12) and shall be terminated at a ground bar in the distribution panel (not the neutral) and a grounding bushing shall be installed on the live load side.

349 Flexible Metallic Tubing: Delete Section in its entirety.

351 B. Liquidtight Flexible Nonmetallic Conduit: Delete Section in its entirety.

352 B. Surface Nonmetallic Raceways: Delete Section in its entirety.

370-3 Nonmetallic Boxes: Delete Section in its entirety

370-6 Sizes of Junction Boxes: Add new Section as follows:

370-6 Sizes of Junction Boxes. In all single family dwellings, apartment units and/or apartment type complexes, condominiums, townhouses, multi-family structures, detached structures, general outdoor electrical installations, storage garages, etc. all junction boxes shall be metallic.

The minimum dimensions of any junction box, splicing box, pull box, etc. shall be four (4) by four (4) by one and one half (1-1/2) inches in measurement.

Note: Junction boxes required for use for the proper installation and/or mounting of lighting fixtures may be of the eight (8) sided type but shall be a minimum of one and one half (1-1/2) inches in depth.

- (a) Junction boxes that are required to be installed in brick and/or masonry walls or structures need not be of the sizes as stated in this paragraph, however, said junction boxes shall be of the masonry type and approved for the location by the electrical inspector having jurisdiction.

Note: All masonry type junction boxes shall be a minimum of two (2) inches in depth and there shall not be more than two (2) conduits that may enter and/or exit said junction box.

370-17 (c) Nonmetallic Boxes: Delete Section in its entirety.

370-27 (d) Ceiling Fixtures: Add new Section as follows:

370-27 (d) Ceiling Fixtures. Ceiling openings in residential living rooms, dining rooms, breakfast rooms, stairways, kitchens and bedrooms shall have a fan rated junction box installed.

Residential foyer ceilings over ten (10) feet shall have a fan rated junction box and the center knockout shall not be used for conduit connections.

384-31 Busbars: Amend this Section as follows:

384-31 Busbars. Insulated or bare busbars shall be rigidly mounted. All busbars shall be copper.

384-37 Electrical Equipment Rooms and/or Closets: Add new Section as follows:

384-37 Electrical Equipment Rooms and/or Closets. In all commercial buildings, industrial buildings, and to include residential buildings, (such as apartment type complexes, Condominium type structures, etc.), where vaults, transformers, electrical equipment (such as switchgear, panelboards, distribution points, etc.) are established throughout various floors of the typical building, all such electrical equipment shall be grouped and installed in an approved electrical closet and/or switchgear room so designed and-designated for the purpose.

Such electrical closet shall be for the exclusive use of the electrical equipment and/or electrical system and shall be so constructed as to provide the required working space around and/or in front of all of the electrical equipment installed therein.

384-38 Rooms To Be Vented: Add new Section as follows:

384-38 Rooms To Be Vented. All electrical closets, switchgear rooms, electrical equipment rooms, transformer rooms and/or vaults, and the like, that contain transformer(s) that are rated at one hundred (100) kva or larger, shall be power vented to the outside air environment.

Ventilation requirements shall be of sufficient size so that said rooms shall not exceed an operating temperature of 80 degrees F.

384-39 Industrial-Commercial Panelboards: Add new Section as follows:

384-39 Industrial-Commercial Panelboards. All panelboards used in an industrial or commercial application shall be of the bolt-in type.

440-14 Location: Amend Section as follows:

440-14 Location. Delete Exception No. 1, Disconnecting means location.

604 Manufactured Wiring Systems: Delete Section in its entirety.

680-20 (a) Permanently Installed Pools: Add new Section as follows:

680-20 (a) Permanently Installed Pools. No lighting fixtures shall be installed for operational over 30 volts between conductors.

680-41 Indoor Installation: Add to section as follows:

680-41 Indoor Installation. Spas and hot tubs installed within a residence, hotel, motel, health spa or other commercial building shall be protected by an approved GFCI circuit breaker (a GFCI receptacle with the appliance connected to the load side of the receptacle or plugged into a GFCI under the tub shall not be accepted).

720-11 Mechanical Execution of Work: Amend this Section as follows:

720-11 Mechanical Execution of Work. All conductors installed for low voltage applications such as door bells, door lock release devices, thermostat control, control wiring in general, music systems, communication systems, TV and Cable TV systems, etc. shall be installed in electrical metallic tubing, rigid heavy wall galvanized steel conduit, intermediate metallic conduit, and the like, or other approved raceway, (whichever would apply) within walls or other inaccessible locations in areas where said low-voltage installations may be subject to mechanical damage, or where exposed below the bottom of the lowest structural support of the ceiling or floor above.

Amendments to the International Residential Code

ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS – 2000. The International Residential Code – 2000, as published by International Code Council Inc., three copies of which are on file in the City Clerks office, is hereby adopted as the Building Code of the City of Des Plaines. All of the regulations, provisions, penalties, conditions and terms of said International Residential Code for One and Two Family Dwellings – 2000, are hereby adopted and made part hereof as though fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed below:

10-06 International Residential Code for One and Two Family Dwellings – 2000 is amended as follows:

R101.1 Title: Amend this Section as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two- Family Dwellings of the City of Des Plaines and shall be cited as such and will be referred to herein as “this code”.

R105.2 Work exempt from a permit. Amend this Section as follows:

R105.2 Work exempt from a permit. Permits shall not be required for the following. Exemptions from the 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.

Building:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
3. Swings and other playground equipment accessory to a one- or two-family dwelling.
4. Window awnings supported by an exterior wall.

R105.3 Application for permit: Amend this Section as follows:

R105.3 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 building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address and similar description that will readily identify and definitely locate the proposed building or work. A plat of survey, accurately depicting the site, shall also be submitted.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required by Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant’s authorized agent.
7. Give such other data and information as required by the building official.

R105.5 Expiration: Amend this Section as follows:

R105.5 Expiration. Every permit issued shall become invalid if a substantial start is not made within six (6) months, or if substantial progress is not made within one (1) year, the permit shall lapse. Construction must be completed within one (1) year. All permit fees shall be forfeited six (6) months after the lapse of a permit. All permit bonds will be forfeited within six (6) months after lapse of a permit. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R112.1 Board of Appeals (General): Amend this Section as follows:

R112.1 Board of Appeals (General). In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application to the application and interpretation

of this code, there shall be and is hereby created a board of appeals. The building official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall consist of the building code committee. The board shall adopt rules of procedure for conducting business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

R309.1 Opening Protection: Amend this Section as follows:

R309.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be self closing and equipped with solid wood doors not less than 1¾ inch (44mm) in thickness, solid or honeycomb core steel doors not less than 1¾ inch (44mm) thick, or 20-minute fire-rated doors.

R309.2 Separation required: Amend this Section as follows:

R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 5/8-inch (15.9mm) fire rated gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch (15.9mm) fire rated gypsum board.

R309.3 Floor surface: Amend this Section as follows:

R309.3 Floor surface. Garage and carport floor surfaces shall be cast in place portland cement concrete. The area of floor used for parking automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The sills of the door openings between the garage and the adjacent interior spaces shall be raised not less than four (4) inches.

R309.6 Detached garages: Amend this Section as follows:

R309.6 Detached garages. Detached garages, located five feet or less from a structure used for dwelling purposes, must provide a fire rate exterior wall complying with Table 602 (International Building Code).

R311.6 Accessory Buildings: Add new Section as follows:

R311.6 Accessory Buildings. The minimum width of an exit door in an accessory building shall be 2 feet 8 inches.

R327.1.3 Establishing the flood design elevation: Delete this Section.

R327.1.4 Lowest floor: Delete this Section.

R327.2.1 Elevation requirements: Delete this Section.

R327.2.2 Enclosed area below design flood elevation: Delete this Section.

R327.2.3 Foundation design and construction: Amend this Section as follows:

R327.2.3 Foundation design and construction. All residential construction shall comply with Chapter 14 of the City Code "Regulations for Development in Special Flood Hazard Areas". This chapter in the City code takes priority over any code including but not limited to the ASCE, and International Building and Residential Codes. The flood hazard areas are identified in the FEMA Flood Insurance Study for Cook County, Illinois dated November 6, 2000. This includes but is not limited to the following maps:17301CO-208F, 209F, 212F, 214F, 216F, 217F, 218F, 219F, 236F, 238F, 356F, 357F.

R327.3 Coastal high hazard areas (including V Zones): Delete this Section.

R327.3.1 Elevation requirements: Delete this Section.

R327.3.2 Foundations. Delete this Section.

R327.3.3 Walls below design flood elevation: Delete this Section.

R327.3.4 Enclosed areas below design flood elevation: Delete this Section.

R402.1 Wood Foundations: Amend this Section as follows:

R402.1 Wood Foundations. Wood foundation systems shall not be allowed.

402.1.1 Fasteners: Delete this Section.

R402.1.2 Wood treatment: Delete this Section:

R403.1.1 Minimum Size: Amend this Section as follows:

R403.1.1 Minimum Size. Minimum size for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R 403.1(1). The footing width, W, shall be based on the load bearing value of the soil in accordance with Table 401.4.1. Spread footings shall be at least 6 inches (152mm) in thickness. Footing projections, P, shall be at least 2 inches (51mm) and shall not exceed the thickness of the footing. The size of the footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table 401.4.1.

R403.1.5.1 Footings – One story frame single family room additions: Add new Section as follows:

R403.1.5.1 Footings – One story frame single family room additions. Such wall shall be anchored to the existing foundation wall with a minimum of three, 1/2-inch round anchor rods. The anchor rods shall be imbedded a minimum of 6” into the existing foundation wall, grouted and must extend a minimum of 3’ into the new foundation wall. A continuous top and bottom 5/8-inch round reinforcing rod shall be provided.

R403.2 Footings for wood foundations: Delete this Section.

R403.4 Accessory Structures: Add new Section as follows:

R403.4 Accessory Structures. Provide an anchorage system approved by the Building Official.

R404.2 Wood foundation walls: Delete this Section.

R404.2.1 Wood grade: Delete this Section.

R404.2.2 Stud size: Delete this Section.

R404.2.3 Height of backfill: Delete this Section.

R404.2.4 Backfilling: Delete this Section.

R404.2.5 Drainage and dampproofing: Delete this Section.

R404.2.6 Fastening: Delete this Section.

R405.2 Wood foundations: Delete this Section.

R504.1 Pressure treated-wood floors (on ground): Delete this Section.

R703.1.1 Face brick coverage requirements: Add new Section as follows:

R703.1.1 Face brick coverage requirements. The following provisions shall be required on all new construction of single or two-story detached homes:

- A. Ranch type homes. On ranch style homes, face brick shall be required to go up to eave height.
- B. Two-story type homes. On two-story homes, face brick shall be required to go up one story or to the top of the windows of the first story. Face brick covering of the second story is optional.

- C. Face brick defined. Shall include brick meeting ASTM C216 that are a minimum of three-(3) inch nominal thickness. It excludes plain concrete block, common block and panel brick.
- D. Variations. Any requested variations from the provisions of this Section shall first go before the Architectural Commission for its consideration. Final approval may only be granted by the Architectural Review Committee. No order of the Architectural Review Committee granting a variation shall be valid for a period longer than twelve (12) months from the date of such order unless a building permit is obtained within such period and the erection of the building is started within such period. There shall be a fee of \$220.00 for all variation requests.
(Amended 8/21/95 – M-42-95)

Part VI Gas Piping

G2413.5.3 Corrugated stainless steel tubing: Delete this Section.

Part VII Plumbing. Amend Section as follows:

Part VII Plumbing. Delete Chapters 26-32.

P2501.2 Application: Amend this Section as follows:

P2501.2 Application. In addition to the general administration requirements of chapter 1, the administrative provisions of this chapter shall also apply to the plumbing requirements State of Illinois Plumbing Code – 1998 (SIPC-98).

P2501.3 Authority: Add new Section as follows:

P2501.3 Authority. These rules are promulgated pursuant to authority granted by Section 35 of the Illinois Plumbing License Law (Ill. Rev. Stat. 1991, ch. 111 par 1133) [225 ILCS 320/35].

P2501.4 Applicability: Add New Section as Follows:

P2501.4 Applicability. These rules govern the design and installation of new plumbing or plumbing systems and the alteration of plumbing systems. They apply to all new construction and any remodeling or renovation that alters, renovates or replaces existing plumbing or plumbing systems. These rules do not apply to existing buildings unless the plumbing or plumbing system is being altered, the building use is being changed or the existing plumbing creates a health or safety hazard.

1. If an existing building is changed from one use to another or from one classification to another, as provided in Appendix A, Table B, (Illinois State Plumbing Code) it shall be treated as a new building and shall comply with the requirements of this Part for its new use or occupancy.
2. Regardless of the age of the building, where health or safety hazard exists because of an existing plumbing installation or lack thereof, the owner or his agent shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation of this Part.

P2503.1 Inspection Required: Amend this Section as follows:

P2503.1 Inspection Required. New plumbing work and parts of existing systems affected by new work or alterations shall be inspected by the Building Official to ensure compliance with the requirements of this code. It is the responsibility of the licensed plumber or plumbing contractor on the job to arrange for an inspection by the local jurisdiction.

2503.6 Water-supply system testing: Amend this Section as follows:

2503.6 Water-supply system testing. Upon completion of the water-supply system or a section thereof, the system, or portion completed, shall be tested and approved tight under a water pressure not less than one and one-half (1½) times the system; or, for piping systems other than plastic, by an air test of not less than 100 psi. When exceeding 100 p.s.i., the test shall be of the hydrostatic type only. The testing pressure shall be maintained for 15 minutes. The water used for such tests shall be obtained from a potable water source.

Part VIII Electrical. Delete this Section. All electrical work, equipment and installations shall comply with the National Electrical Code –1999 as adopted and amended.

Reference Standards. Amend Section as follows:

SIPC-98 State of Illinois Plumbing Code – 1998

Sec. 2501.2

Amendments to the 2000 International Property Maintenance Code

CHAPTER 9 PROPERTY MAINTENANCE AND OCCUPANCY

SECTION:

- 8-9-1: Enactment
- 8-9-2: Adoption of the International Property Maintenance Code - 2000
- 8-9-3: Enforcement
- 8-9-4: Licensing of Residential Properties Used for Rental Purposes
- 8-9-5: Inspection of Dwelling Rental Units and All Non-Owner-Occupied Properties Prior to Resale/Transfer of Ownership
- 8-9-6: Certificate of Inspection and Occupancy Permit When Non-Owner-Occupied Property Transferred

8-9-1: ENACTMENT

- A. **Title:** This Ordinance shall be known as the “Des Plaines Property Maintenance and Occupancy Code.”
- B. **Partial Invalidity:** If any section, subsection of sentence, clause, phrase or adopted reference is for any reason declared held invalid by a court of competent jurisdiction, such decision or decisions shall not affect the validity of the remaining portions of this Code.
- C. **Other Ordinances:** All ordinances in conflict herewith are repealed; provided however, the provisions of this ordinance, so far as they are the same in substance as those heretofore existing ordinances, are continuations of such ordinances and not new enactment’s. Any act done, offense committed, or right occurring, or liability, penalty, forfeiture or punishment incurred prior hereto shall not be affected, but may be enjoyed, asserted, enforced, prosecuted, or inflicted as fully and to the same extent as if the repeal had not been effected.
- E. **Conflicts:** To the extent of the conflicts between the provisions of the Des Plaines Property Maintenance and Occupancy Code and the adopted model codes, the provisions of the Des Plaines Property Maintenance and Occupancy Code shall supersede and control.

8-9-2: ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE: The “International Property Maintenance Code, First Addition, 2000 as published by the International Code Council, Inc., three copies of which are on file in the City Clerk’s office, is hereby adopted as the Property Maintenance and Occupancy Code of the City of Des Plaines. All of the regulations, provisions, penalties, conditions, and terms of said International Property Maintenance Code are hereby adopted and made a part hereof as though fully set forth herein, with the additions, insertions, deletions, and changes, if any, prescribed below:

09-02: Property Maintenance Code: The International Property Maintenance Code 2000 Edition is amended as follows:

101.1 Title: Amend this Section as follows:

101.1 Title. These regulations shall be known as the Property Maintenance and Occupancy Code of the City of Des Plaines, herein after referred to as “this code.”

102.3 Application of other codes: Amend this Section as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building

Code, State of Illinois Plumbing Code, International Mechanical Code, International Fuel Gas Code and the ICC Electrical Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City of Des Plaines Zoning Ordinance.

201.3 Terms defined in other codes: Amend this Section as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, City of Des Plaines Zoning Ordinance, State of Illinois Plumbing Code, International Mechanical Code, ASME A17.1 or the ICC Electrical Code, such terms shall have the meanings ascribed to them as in those codes.

202 Definitions: Add new definitions as follows:

ACCESSORY BUILDING: A detached building which is secondary or subordinate to and serves a principal building; and is subordinate in area, extent or purpose to the principal building; and contributes to the comfort, convenience or necessity of the occupants of the principal building; and is temporarily or permanently located on the same zoning lot as the principal building served.

ATTRACTIVE NUISANCE: Any building, structure or dwelling or part thereof and/or the exterior property surrounding such building, structure or dwelling or any vacant/abandoned building, structure or dwelling or property left in an unsightly, dilapidated, deteriorated, or neglected condition, such building, structure or dwelling or premises is an attractive nuisance if it is detrimental to the public health, safety and welfare.

GUEST: A person received and entertained at the house of another for a period of no longer than 30 days.

301.4 Attractive Nuisance: add new section as follows:

301.4 Attractive Nuisance. When a building, structure or dwelling or part thereof and/or the exterior property surrounding such building, structure or dwelling or any vacant/abandoned building, structure or dwelling or property, is found by the Deputy Director of Community Development or the Code Enforcement Officer to be in an unsightly, dilapidated, deteriorated or neglected condition, such building, structure, dwelling or premises shall be declared an attractive nuisance detrimental to the public health, safety and welfare.

302.1.1 Firewood: Add new section as follows:

302.1.1 Firewood. In no instance is the above code section intended to prohibit the storage of firewood. Firewood is defined as logs or kindling materials, not exceeding twenty-four inches (24") in length and suitable for use in a fireplace or other wood-burning appliance. Firewood must be neatly stacked. Firewood shall not include pressure treated lumber of any type, wood-framing components of any size which exceeds twenty-four inches (24") in length, or glue laminated lumber components, such as plywood.

302.4 Weeds: Amend this Section as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees and shrubs provided; however, this term shall not include cultivated flowers and gardens.

302.7.3 Doors: Add new Section as follows:

302.7.3 Doors. All garages and sheds must have doors installed and maintained in good working order.

302.8.1 Parking: Add new Section as follows:

302.8.1 Parking. It shall be prohibited for any owner/operator to store or park any motor vehicle, boat, trailer, or recreational vehicle on grass, dirt, parkways or similar natural surfaces or to store any motor vehicle, boat, trailer, or recreational vehicle on the exterior of the premises except on a paved driveway or carport.

302.10 Sidewalks/Driveways/Public Areas: Add new Section as follows:

302.10 Sidewalks/Driveways/Public Areas. All sidewalks, steps, driveways, parking spaces and similar paved areas for public use shall be kept in a proper state of repair and free from all mud and other debris. If any sidewalk or driveway or portion thereof by virtue of its state of repair shall constitute a danger to the public health and safety, the sidewalk or driveway or portion thereof shall be replaced.

302.11 Parking Lot Maintenance: Add new Section as follows:

302.11 Parking Lot Maintenance. All driveways and parking spaces for multi-family dwellings or lots containing two (2) or more parking spaces shall be kept free of snow, ice, mud or other debris at all times to lessen or to avoid congestion on the public streets. All off-street parking areas shall be kept in compliance with the requirements of the City of Des Plaines Zoning Ordinance. Snow removed from off-street parking lot(s) shall not be piled on the public right of way on a manner so as to obstruct the safe movement of pedestrian or vehicular traffic.

302.12 Landscaping: Add new Section as follows:

302.12 Landscaping. No premises shall contain an uncontrolled growth of weeds and/or grasses. All premises shall be frequently mowed. It shall be unlawful for any owner/operator of any premises, lot or tract of land within the City to permit dead trees to remain on the premises, lot or tract of land.

Every owner/operator shall:

- A. Maintain any plant growth in a pruned and fertilized fashion.
- B. Water the plant growth, but pursuant to the limitations of the City's sprinkling law.
- C. Promptly remove and discard any fallen limbs, stumps, roots, obnoxious growth and branches. Composting is expressly permitted as provided in Section 8-4-13 of the City Code.
- D. Promptly remove any dead and dying trees or other unnatural growth, which have rotted or are in deterioration condition.
- E. Trim all trees, hedges, shrubs and other plantings so as to avoid interference with or obstruction to persons or vehicles passing on public ways, easements or adjoining private property.

303.7.1 Downspout/Gutter/Sump Pump Discharge: Add new Section as follows:

303.7.1 Downspout/Gutter/Sump Pump Discharge. Gutter, downspout and sump pump discharge shall be retained upon the premises and directed away from adjacent properties. The discharge of gutters, downspouts and sump pumps may also be directed into approved swales or drainage structures.

303.8.1 Exterior Accessories: Add new Section as follows:

303.8.1 Exterior Accessories. Mailboxes, television antennas, doorbells, coach lights, entrance lights, etc., shall be securely and firmly fastened to the dwelling and maintained in good repair and working condition.

303.12.1 Handrails: Add new Section as follows:

303.12.1 Handrails. Exterior stairs, which are more than two (2) risers high, shall be located as required by the International Building Code and every porch which is more than two (2) risers high shall have handrails so located and of such design as required by the International Building Code. Properly balustraded railings spaced so that they do not allow passage of a sphere 4 inches in diameter, shall be placed on the open portion of stairs, balconies, landings and stairwells.

303.18 Matching Exterior Repairs: Add new Section as follows:

303.18 Matching Exterior Repairs. Whenever repair, replacement or maintenance of exterior walls or roofs is required, such repair, replacement, or maintenance shall be undertaken so as to match, conform and be consistent with the existing exterior.

304.5.1 Handrails: Add new Section as follows:

304.5.1 Handrails. Every interior stairwell and interior flight of stairs, which is more than two (2) risers high, shall have handrails which shall be located in accordance with the provisions of the International

Building Code, and every open portion of a stair, porch, landing and balcony which is more than thirty inches (30") above the floor or grade below shall have guardrails. Properly balustraded railings spaced so that they do not allow passage of a sphere 4 inches in diameter, shall be placed on the open portions of stairs, balconies, landings, and stairwells.

306.6 Required Contract: Add new Section as follows:

306.6 Required Contract. Every owner/operator of rental properties consisting of two (2) or more units shall maintain an annual contract for at least quarterly extermination and pest control services and monitoring, with a licensed pest control operator. A copy of said contract and quarterly invoices/reports shall be maintained on the premises and provided upon request upon inspection of the building.

404.8 Basements/Cellars: Add section as follows:

404.8 Basements/Cellars. No basement or cellar space shall be used as a habitable room or sleeping room or dwelling unit unless it meets the following requirements:

- A. Floors and walls are watertight and so insulated as to prevent entry of moisture;
- B. More than one-half (1/2) of its clear floor to ceiling height is above the average grade of the ground adjoining such window area;
- C. Required minimum area of every habitable room is entirely above the grade of the ground adjoining such window area;
- D. Adequate emergency escape windows are provided; and
- E. The dwelling unit meets the other requirements of this Code.

504.4 Escutcheon Plates: Add new Section as follows:

504.4 Escutcheon Plates. Wherever necessary, escutcheon plates shall be installed on drain and water pipes to prevent entry of insects and/or rodents. Installation of flexible piping shall not be permitted.

505.1 General: Amend this Section as follows:

505.1 General: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the State of Illinois Plumbing Code as referenced in Chapter 8.

602.2 Residential Occupancies: Amend this Section as follows:

602.2 Residential Occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

602.3 Heat Supply: Amend this Section as follows:

602.3 Heat Supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling units, rooming units, dormitories or guest rooms on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to May 1st to maintain a temperature of not less than 68° F in all habitable rooms, bathrooms, and toilet rooms.

602.4 Occupiable Work Spaces: Amend this Section as follows:

602.4 Occupiable Work Spaces.

Indoor occupiable workspaces shall be supplied with heat during the period from October 1st to May 1st to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

702.4 Emergency Escape Windows: Add new Section as follows:

702.4 Emergency Escape Windows. Where windows are provided as a means of escape and rescue, they shall comply with the net clear opening size and sill height as specified by the International Building Code.

704.1 Fire/Smoke Detectors: Amend this Section as follows:

704.1 Fire/Smoke Detectors: All buildings of residential or mixed occupancy shall be equipped with approved smoke detectors in the manner as prescribed as follows:

Smoke detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the family living unit including basements, but excluding crawlspaces and unfinished attics. The approved smoke detector shall be installed on the ceiling and at least six inches (6”) from any wall and thirty-six inches (36”) from any cold air return or warm air supply vent and within fifteen feet (15’) of all rooms used for sleeping purposes, with not less than one (1) approved smoke detector per living level. All multiple dwellings and buildings of mixed occupancy having any residential units shall contain not less than one (1) approved smoke detector at the uppermost ceiling of all interior stairwells. All approved smoke detectors herein required shall be placed and installed per the International Fire Code and maintained in working condition.

Chapter 8 Amend this Section as follows:

ICC

Standard Reference Number	Title	Referenced in code section Number
IBC-2000	International Building Code.....	102.3, 201.3, 302.7.1, 303.12.1, 304.5.1, 401.3, 702.3
ICC EC-2000	ICC Electrical Code.....	102.3, 201.3, 604.2
IFC-2000	International Fire Code.....	201.3, 702.2, 703.1, 704.1, 704.2
IFGC-2000	International Fuel Gas Code.....	102.3
IMC-2000	International Mechanical Code.....	102.3, 201.3

SIPC

Standard Reference Number	Title	Referenced in code section Number
SIPC-1993	State of Illinois Plumbing Code.....	102.3, 201.3, 505.1

CDPZO

Standard Reference Number	Title	Referenced in code section Number
CDPZO-1998	City of Des Plaines Zoning Ordinance.....	102.3, 201.3, 302.11

8-9-3: ENFORCEMENT:

(A) Enforcement Authority: It shall be the duty of the Director of the Building and Code Enforcement Department to enforce the provisions of this Code as specified herein.

(B) Official Record: An official record shall be kept of the Building and Code Enforcement Department's business and activities with regard to this Code and its provisions.

(C) Inspections: The Director of the Community Development Department shall be authorized to develop and adopt plans for the periodic and systematic inspections of all buildings, structures, and dwellings subject to the provisions of this code; including:

1. A plan for the periodic inspection of all non-owner occupied dwellings and rooming houses subject to the provisions of this Code governing the licensing and operation of such dwellings. All non-owner occupied dwellings shall be inspected on an annual basis. The buildings and premises shall be inspected and found in compliance with all applicable City Codes prior to the issuance of an operating license. Inspections shall include the following areas: common areas; mechanical rooms; exterior of buildings; accessory structures and exterior areas including parking areas.
2. A plan for the systematic inspection of all buildings, structures, and dwellings contained within the City's limits as may from time to time be designated by the Deputy Director of Community Development.
3. A plan for the systematic inspection of real estate for the issuance of certificates of occupancy under Section 8-9-6 of this Code.

The Deputy Director of Community Development, Building Official and/or their designated representative, may make regular inspections to determine the condition of buildings, structures, dwellings and premises located within the City for the purpose of safeguarding the health and safety of all occupants and of the general public. The Deputy Director, Building Official, or designated representative may make such inspections whenever he/she shall deem such an inspection necessary; provided, however, that such inspections of the interior of the premises must be made at reasonable times and upon reasonable notice to, and with the consent of, the owner/operator and the occupant, except when an existing emergency requires immediate action. Inspections shall also be made by the Deputy Director, Building Official, or designated representative, subject to the following conditions:

- (a) If an inspection is requested in writing by the owner or occupant;
- (b) If a building permit has been applied for by the owner or occupant;
- (c) If an occupancy permit has been applied for by the owner, Under Section 8-9-6 of this Code; or
- (d) If an individual files a court complaint against the owner or occupant and that individual acts as a complaining witness in court and the court directs the Deputy Director, Building Official, or designated representative to inspect the building, structure or dwelling.

(D) Credentials: The Deputy Director of Community Development and/or the Code Enforcement Officer shall, upon request, disclose the proper Credentials of his/her representative office for the purpose of inspecting any and all buildings, structures, dwellings, and premises in the performance of his/her duties under this Code.

(E) Inspection Upon Warrant; Right of Entry: Whenever the Deputy Director of Community Development and/or the Code Enforcement Officer, after

presentation of proper credentials and request for entry to inspect, is refused access to any building, structure or dwelling, by any owner, occupant or other person in charge subject to the provisions of this Code, the Director of Building and Code Enforcement is authorized to petition any judge, through the City Attorney, for the issuance of a warrant authorizing the inspection of such building, structure or dwelling for the purpose of making such inspections as are necessary for the enforcement of the provisions of this Code.

- (F) Right of Entry; Petition to Court: If any owner, occupant, operator or other person in charge of a building, structure or dwelling, fails or refuses to permit free access and entry to the building, structure, or dwelling under his control, or any part thereof with respect to which an inspection authorized by this Code is sought to be made, the Deputy Director of Community Development and/or the Code Enforcement Officer may, upon showing the court that probable cause exists for the inspection and for the issuance of an order directing compliance with the inspection requirements of this Code with respect to such building, structure or dwelling, petition and obtain such order from a court of competent jurisdiction.
- (G) Owner's Right of Entry: Every occupant of a building, structure or dwelling shall give the owner thereof, or his agent or employee access to any part of such building, structure or dwelling, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Code or with any lawful order issued pursuant to the provisions of this Code. Entry pursuant to this subsection shall be made only at reasonable times and after reasonable notice to the occupant, unless an existing emergency requires immediate action.
- (H) Right of Refusal to Access; Owner Occupied Single-Family Residence: The owner of a single-family residence, in which he is the occupant, has a right of refusal to the City's Department of Community Development without prior showing of a petition for right of entry, warrant or for cause.

8-9-4: LICENSING OF RESIDENTIAL PROPERTIES USED FOR RENTAL PURPOSES:

- A. License Required: No person shall rent a single-family detached dwelling unit, a single-family attached unit, a multiple dwelling, rooming house, motel or hotel, unless he/she holds a current unrevoked operating license issued by the City licensing officer, in his/her name for the specific named single-family detached dwelling unit, or single-family attached dwelling unit, multiple dwelling, rooming house, motel or hotel.
- B. Period of License: Every operating license shall be issued for a period of one (1) year after its date of issuance unless sooner revoked, and may be renewed for successive period not to exceed one (1) year.
- C. Meeting Requirements: The City licensing officer is hereby authorized, upon application thereof, to issue new operating licenses of single-family detached dwelling unit, single-family attached dwelling unit, multiple dwellings, rooming houses, motels and hotels. No such license shall be issued unless the single-family detached dwelling unit, single-family attached dwelling unit, multiple dwelling, rooming house, motel or hotel, in connection with which the license is sought, is found, after inspection by the Code Enforcement Officer, to meet all applicable requirements of this Code pertaining to health and fire prevention and applicable rules and regulations adopted pursuant thereto,

and all laws of the State regarding single-family detached dwelling unit, single-family attached dwelling unit, multiple dwelling, rooming house, motels and hotels.

- D. Application Form: No operating license shall be issued or renewed unless the applicant owner or operator has first made application therefore on an application form provided by the City licensing officer. The licensing officer shall develop such forms and make them available to the public.
- E. Inspection: No operating license shall be issued or renewed unless the applicant owner or operator agrees in the application to inspections pursuant to Section 8-9-3 of this Code as the Deputy Director of Community Development may require to determine whether the single-family detached dwelling unit, single-family attached dwelling unit, multiple, dwelling, rooming house, motel or hotel for which such license is sought, is in compliance with the applicable provisions of this Code and with the applicable rules and regulations adopted pursuant thereto.
- F. License Fee: No operating license shall be issued or renewed unless the complete application form is accompanied by payment of a license fee of twenty dollars (\$20.00) per multi-family dwelling unit; fifty dollars (\$50.00) for a single-family attached dwelling unit, and one hundred dollars (\$100.00) for a single-family detached dwelling unit.
- G. Residency: No operating license shall be issued or renewed for a non-resident applicant, unless such applicant designates in writing to the City licensing officer the name of a registered agent in the State of Illinois, County of Cook, for the receipt of service of notice of violation of the provisions of this Code and for service of process pursuant to this Code. No operating license shall be issued or renewed for a resident applicant, unless such applicant has first designated a registered agent in the State of Illinois, County of Cook for the receipt of service of violations of the provisions of this Code, when said applicant is absent from the City for a period of thirty (30) days or more. Such designation shall be made in writing, and shall accompany each application form. The applicant may designate any person who is a registered agent in the State of Illinois, County of Cook. All applications shall include a street address of the owner and designated agent(s). Post office boxes will not be accepted.
- H. Time of Application: No operating license shall be renewed unless an application therefore has been made within sixty (60) days prior to the expiration of the present operating license.
- I. Display of License: Each license shall be displayed in the foyer or other conspicuous place within the common ways of the multiple dwelling, rooming house, motel or hotel. Single-family detached dwelling units and single-family attached dwelling units need only be retained by the licensee.
- J. Transferability: No license shall be transferable to another person, or to another single-family detached dwelling unit, single-family attached dwelling unit, multiple dwelling, rooming house, motel or hotel. Every person holding an operating license shall give notice in writing to the City licensing officer within twenty four (24) hours after having transferred or otherwise disposed of the legal control of any licensed single-family detached dwelling unit, single-family attached dwelling unit, multiple dwelling, rooming house, motel or hotel. Such notice shall include the name and address of the person or persons succeeding to the ownership or control of such single-family detached dwelling

unit, single-family attached dwelling unit, multiple dwelling, rooming house, motel or hotel.

- K. Record of Repairs and Changes: Every owner or operator of a licensed rental property shall keep or cause to be kept an accurate record of all repairs, alterations, and equipment changes related to the provisions of this Code or to any rules and regulations pertaining thereto, and of all corrections made as the result of inspections by the Code Enforcement Officer. Such record shall be made available to the Deputy Director of Community Development by the owner or operator when requested. Every owner or operator subject to this Section shall be notified that such record may be used in administrative or judicial proceedings pursuant to the provisions of this Code. The City licensing officer shall, upon issuance of a license as required in subsection 8-9-4(A) above, advise the licensee of the necessity for such record and the manner in which such record shall be kept.
- L. Notice of Violation: Whenever, upon inspection of the licensed single-family detached dwelling unit, single-family attached dwelling unit, multiple dwelling, rooming house, motel or hotel, or upon inspection of the records required to be kept by subsection 8-9-14(K) above, the Deputy Director of Community Development finds that conditions or practices exist which are in violation of the provisions of this Code or of any applicable rules and regulations adopted pursuant thereto, the Deputy Director shall serve the owner or operator with notice of such violation in the manner hereinafter provided. Such notice shall state that unless the violation(s) cited is corrected within a reasonable time period, the operating license may be suspended or revoked.
- M. Re-inspection and Suspension of License: At the end of the time the Deputy Director of Community Development has allowed for correction of any violation cited, the Code Enforcement Officer shall re-inspect the rental property and if he/she determines that such condition(s) has not been corrected, the Deputy Director of Community Development may issue an order suspending the operating license.
- N. Appeal and Revocation of License: Any person whose license for a rental single-family detached dwelling unit, single-family attached dwelling unit, a multiple dwelling, rooming house, motel or hotel has been suspended, shall be entitled to a reconsideration of the order by an administrative hearing before the Deputy Director of Community Development. If no request for reconsideration reaches the Deputy Director of Community Development within ten (10) days following the issuance of the order of suspension, the license shall be revoked, except that prior to revocation any person whose license has been suspended may request re-inspection, upon a showing that the violation or violations cited in the notice have been corrected.
- O. Conviction: If the licensee is convicted by a court of a violation of any applicable ordinance of the City in connection with the licensed single-family detached dwelling unit, a single-family attached dwelling unit, a multiple dwelling, rooming house, motel or hotel, then the license shall be subject to revocation without further notice.
- P. Extremely Hazardous Conditions: In the event of a condition of extreme hazard to health or safety is found to exist, the Code Enforcement Officer may immediately revoke the license.
- Q. Separate Violation: Each day a licensed residential rental property continues to operate after a license has been revoked shall constitute a separate violation of this Code subject to fine, within the limits as provided by State or local laws.
- R. Fine: Any licensee violating any provisions of this Code shall be subject to fine within the limits as provided by State or local laws.

- S. Reinstatement of License: If, upon re-inspection, the Code Enforcement Officer finds that a licensed residential rental property, in connection with the notice issued is now in compliance with this Code, and with applicable rules and regulations issued pursuant thereto, the Code Enforcement Officer shall reinstate the license.

8-9-5: INSPECTION OF DWELLING RENTAL UNITS AND ALL NON-OWNER-OCCUPIED PROPERTIES PRIOR TO RESALE/TRANSFER OF OWNERSHIP: All dwelling rental units, and non-owner-occupied properties prior to re-sale/transfer of ownership, shall be inspected by the Department of Community Development to determine if such units/properties are in compliance with the City Code.

Any person having a legal or equitable interest in any such property being inspected shall be notified of any and all existing code violations and shall be required to correct said violations.

8-9-6: CERTIFICATE OF INSPECTION AND OCCUPANCY PERMIT WHEN NON-OWNER-OCCUPIED PROPERTY TRANSFERRED:

- (A) Notice of Transfer Required: Any person owning non-owner-occupied real estate improved with a building or structure, within the City, or agent acting on behalf of any person owning non-owner-occupied, improved real estate within the City, shall notify the Department of Community Development, in writing, of any proposed sale, or other transfer of the legal or beneficial interest of said improved real estate.
- (B) Inspection: Multiple Dwelling Units, Single-Family Non-Owner-Occupied: Upon receipt of the notice provided for in subsection (A) above, the Department of Community Development shall, as soon as practical but no later than twenty-one (21) days after such notice, cause an inspection to be made of the structure located on said real estate and said Department of Community Development shall, if said premises are found to be in compliance with all ordinances of the City relating to building and all other structures, issue a certificate of inspection and occupancy to the purchaser of said real estate.
- (C) Notice, Correction of Deficiency: Multiple Dwelling Units, Single-Family Non-Owner-Occupied: Upon making the inspection required under this Chapter, the Department of Community Development shall, if defects are found in said building or structure, notify the owner thereof of such defects. No certificate of inspection and occupancy shall be issued until all defects are corrected.
- (D) Violations:
1. It shall be unlawful for any person owning any non-owner-occupied, improved real estate within the City to offer such real estate for sale or other transfer without complying with the provisions of this Chapter.
 2. No person shall be permitted to take possession of any such real estate within the City without complying with the provisions of this Chapter.
- (E) City Liability:
1. The City does not guarantee the condition of the subject property and is not responsible for any claims arising out of the subject property or the condition thereof. The City does not warrant that all deficiencies are listed in the certificate of inspection and occupancy and does not warrant anything as to the condition of the property or liability thereof.
 2. The issuance of a certificate of inspection and occupancy is not a waiver of a right to prosecute violations of the Des Plaines City Code.

- (F) Fee for Certificate of Occupancy Permit: The following fee shall be paid for each inspection made in connection with the issuance of a certificate of inspection and occupancy:

Existing non-owner-occupied, single-family property, apartments, condominiums, townhouses, and any other form of multiple family units, per unit.....\$25.00

- (G) Multiple Dwellings to Require Sign Identifying Owner:

1. The owner of any building used as a multiple dwelling shall post and maintain in a conspicuous place at or near the front entrance of such building a legible sign, with letters not less than one-quarter (1/4) inch high, identifying the owner and/or managing agent, if any, together with the respective addresses and phone numbers including phone numbers for emergency notification in non-business hours.
2. If the owner opts not to list the owner, as identified in (G) 1 above, but prefers to list the managing agent of the parcel instead, the owner's name, address and phone number must be provided to the Department of Community Development.

- (H) Warrant for Inspection: If an owner or agent refuses to permit entry into his or her building for purposes for making an inspection, application may be made to the Circuit Court of Cook County for a warrant to conduct such an inspection. The Court may consider any of the following factors along with such other matters which the Court deems pertinent in determining whether a warrant shall be issued:

1. Eyewitness account of violation.
2. Citizen complaint.
3. Tenant complaints.
4. Plain view violations.
5. Violations apparent from City reports.
6. Property deterioration.
7. Age of property.
8. Nature of alleged violation.
9. Similar properties in the area.
10. Documented violations if similar properties in the area.
11. Passage of time since last inspection.
12. Previous violations on the property.

Cause for issuance of a warrant shall be deemed to exist in light of reasonable legislative and administrative standards which show that there is reason to believe that a condition of nonconformity exists with respect to a particular property in violation of a City ordinance.

- (I) Non-Owner-Occupied Single-Family and Multiple-Family Residence Inspections: All single-family and multiple-family residence structures and premises shall meet the minimum standards set forth by the applicable City Codes.
- (J) Penalties: Any person found guilty of violating, disobeying, or opposing the enforcement of any of the provisions of this Chapter, upon conviction thereof, shall be fined within the limits allowed by State or local laws. Each day that a violation is permitted to exist shall constitute a separate offense.

Amendments to the 2000 International Energy Conservation Code

4-7-7:Adoption of International energy Conservation Code – 2000.

Chapter 1 Administration and Enforcement.

101.1 Title: Amend this Section as follows:

101.1 Title. This code shall be known as the International Energy Conservation Code of the City of Des Plaines, and shall be cited as such. It is referred to herein as “this code”.

10-06 International Energy Conservation Code is amended as follows:

Table 302.1 Exterior Design Conditions. Amend this Table as follows:

Condition	Value
Winter, Design Dry Bulb	-5° F
Summer, Design Dry Bulb	97° F
Summer, Design Wet Bulb	
Degree Days Heating	6800
Degree Days Cooling	752
Climate Zone	14B

Table 502.2.1a Heating and Cooling Criteria. Amend this Table as follows:

Element	Mode	Type A-1 Residential Buildings	Type A-2 Residential Buildings
		U_o	U_o
Walls	Heating or Cooling	.11	.18
Roof/Ceiling	Heating or Cooling	.026	.026
Floors over unheated spaces	Heating or Cooling	.05	.05
Heated slabs on grade ^{b,f}	Heating	R-Value 8	R-Value 8
Unheated slab on grade ^{c,d,f}	Heating	R-Value 6	R-Value 6
Basement wall ^{e,f}	Heating or Cooling	U-Value 0.094	U-Value 0.094
Crawl space wall ^{e,f}	Heating or Cooling	U-Value .06	U-Value .06

For SI: 1 Btu/h · °F=5.678 W/(m² · K), °C=[(°F)-32]/1.8.

Amendments to the 2000 International Plumbing Code

P2501.2 Application: Amend this Section as follows:

P2501.2 Application. In addition to the general administration requirements of chapter 1, the administrative provisions of this chapter shall also apply to the plumbing requirements of State of Illinois Plumbing Code.

P2501.3 Authority: Add new Section as follows:

P2501.3 Authority. These rules are promulgated pursuant to authority granted by Section 35 of the Illinois Plumbing License Law (Ill. Rev. Stat. 1991, ch. 111 par 1133) [225 ILCS 320/35].

P2501.4 Applicability: Add new Section as Follows:

P2501.4 Applicability. These rules govern the design and installation of new plumbing or plumbing systems and the alteration of plumbing systems. They apply to all new construction and any remodeling or renovation that alters, renovates or replaces existing plumbing or plumbing systems. These rules do not apply to existing buildings unless the plumbing or plumbing system is being altered, the building use is being changed or the existing plumbing creates a health or safety hazard.

3. If an existing building is changed from one use to another or from one classification to another, as provided in Appendix A, Table B, (Illinois State Plumbing Code) it shall be treated as a new building and shall comply with the requirements of this Part for its new use or occupancy.
4. Regardless of the age of the building, where health or safety hazard exists because of an existing plumbing installation or lack thereof, the owner or his agent shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation of this Part.

P2503.2 Concealment: Amend this Section as follows:

P2503.2 Concealment. A plumbing or drainage system, or part thereof, shall not be covered, concealed or put into use until it has been tested, inspected and approved by the *Plumbing Inspector*.

P2503.1 Inspection Required: Amend this Section as follows:

P2503.1 Inspection Required. New plumbing work and parts of existing systems affected by new work or alterations shall be inspected by the Plumbing Inspector to ensure compliance with the requirements of this code. It is the responsibility of the licensed plumber or plumbing contractor on the job to arrange for an inspection by the local Plumbing Inspector.

P2503.6 Water-supply system testing: Amend this Section as follows:

P2503.6 Water-supply system testing. Upon completion of the water-supply system or a section thereof, the system, or portion completed, shall be tested and approved tight under a water pressure not less than one and one-half (1 ½) times the system; or, for piping systems other than plastic, by an air test of not less than 100 psi. When exceeding 100 p.s.i., the test shall be of the hydrostatic type only. The testing pressure shall be maintained for 15 minutes. The water used for such tests shall be obtained from a potable water source.

Amendments to the 1998 Illinois Plumbing Code

4-7-8: ADOPTION OF STATE OF ILLINOIS PLUMBING CODE-1998. The "Illinois State Plumbing Code - 1998, as published by the State of Illinois, three copies of which are on file in the City Clerk's office, is hereby adopted as the Plumbing Code of the City of Des Plaines. All of the regulations, provisions, penalties, conditions and terms of said Illinois State Plumbing Code - 1998, are hereby adopted and made a part hereof as though fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed below:

10-08 Plumbing Code: The Illinois State Plumbing Code 1998 Edition and amended as follows:

890.110 a) General Regulations: Add to section as follows:

890.110 a) General Regulations. Plumbing and drainage systems in all buildings, public and private, shall be installed in accordance with the provisions of this ordinance by a licensed plumber in accordance with the provisions of the State of Illinois Plumbing License Law. The City Attorney shall prosecute any violations in a court of competent jurisdiction.

890.170 c) Sewer and/or Water Required: Amend this Section as follows:

890.170 c) Sewer and/or Water Required.

- c) Private Water Supply Interconnection. A private water supply shall not be interconnected with a public water supply.

890.320 Types of Joints: Amend this Section as follows:

890.320 Types of Joints. Delete Sections k); l); 1); 2) A); B) and C).

890.510 Grease Interceptor Requirements: Amend this Section as follows:

890.510 Grease Interceptor Requirements. Plumbing systems for institutions or commercial establishments in which grease, fats, culinary oils, or similar waste products from kitchens or food processing areas are wasted, or in which grease, fats, or culinary oils are wasted in connection with utensil, vat, dish, or floor cleaning processes, shall include grease interceptors. All waste lines and drains carrying grease, fats, or culinary oil, in the above type establishments shall be directed to one or more interceptors. (See Appendix E: Illustrations A and B.)

- a) All required grease interceptors shall comply with the following:
 - 1) **Material and Covers:** Grease interceptors shall be constructed of durable, corrosion-resistant materials and shall have water-tight covers securely fastened in place. The waste connection to the outlet from a grease interceptor shall be a minimum of two (2) inches in diameter.
 - 2) **Minimum Size:** A grease interceptor installed on the same floor as the fixture shall have one-half the liquid holding capacity of the fixture. A grease interceptor located on a floor below the fixture shall have sixty percent of the liquid holding capacity of the fixture. To determine the liquid holding capacity in gallons of a plumbing fixture, multiply the length by the width by the height in inches, and divide by 231. Where two (2) or more sinks or receptacles are connected to an interceptor the liquid holding capacity shall be based on the combined volume of the fixtures served.

All new full service restaurants, cafeterias, commercial kitchens, shall install an approved (minimum) 550-gallon grease interceptor, located outside the building in an area that allows access for cleaning.
 - 3) No grease interceptor shall receive the discharge from a food waste disposal or commercial dishwasher.

- 4) The flow rate of the interceptor shall be sufficient to handle the maximum demand of the connected system.
- 5) All interceptors shall be installed in an accessible location to permit the convenient removal of the lid and internal contents.
- 6) All interceptors shall be designed and installed with proper venting so that they do not become air bound. (See Appendix E: Illustration C.)

890.520 d) Gasoline, Oil and Flammable Liquids: Amend this Section as follows:

890.520 d) Gasoline, Oil and Flammable Liquids.

- d) Catch Basins. In all motor vehicle wash racks, drainage shall discharge into a water-tight catch basin at least 36 inches in diameter, or three (3) feet by two and one-half (2-1/2) feet (rectangular shape). The bottom shall not be less than 27 inches below the invert of the outlet pipe. The outlet pipe shall be trapped with a cast iron catch basin trap with a seal of six (6) inches and a cleanout of four (4) inches, draining directly to the sanitary sewer, by-passing any gas/oil interceptor.

890.730 Floor Drains: Amend this Section as follows:

890.730 Floor Drains. Trap and Strainer. Floor drains shall be trapped and have a minimum water seal of three (3) inches, and shall be provided with a removable nickel bronze strainer. The open area of the strainer shall be at least two-thirds (2/3) of the area of the drain line to which it connects. (See Appendix F: Illustration F.)

890.1130 Protection of Potable Water: Add to section as follows:

890.1130 Protection of Potable Water.

See Chapter 1, Title IV of the Des Plaines Municipal City Code, for "Cross Connection Control and Backflow Prevention".

890.1140 h) 1) A) Aspirators: Amend this Section as follows:

890.1140 h) 1) A) Aspirators.

- h) 1) The water supply line shall be equipped with a shut-off valve.
 - A) In operating rooms, emergency rooms, recovery rooms, delivery rooms, autopsy rooms, dental offices and laboratories where aspirators are installed for removing blood, pus and/or other fluids, a reduced pressure principle backflow preventer assembly shall be installed on the discharge side of the control valve.
 - B) Remove Vacuum breaker option from text.
 - C) Water Supply Inlet. The water supply inlet to each group of four (4) or less dental chairs, vacuum pump, air conditioning cooling tower, printing and photographic developing equipment shall be equipped with a shut off valve and have a reduced pressure principle backflow preventer assembly conforming with ASSE 1013-1988 or a fixed air gap.

890.1150 a) 3) Water Service Pipe Installation: Amend this Section as follows:

890.1150 a) 3) Water Service Pipe Installation.

- a) Underground Water Service

- 3) The minimum depth for any water service pipe shall be at least 60".

890.1190 a) and b) Water Supply Control Valves and Meter: Amend this Section as follows:

890.1190 a) and b) Water Supply Control Valves and Meter.

- a) A full-port shutoff valve shall be located near the curb or property line and immediately inside the building, on the inlet and outlet side of the water meter.
- b) The water meter must be installed within the building. The meter shall have unions on the inlet and outlet openings. A full-port valve with an open area at least that of the water service shall be provided for all meters on the inlet side.

890.1200 a) and c) Water Service Sizing: Amend this Section as follows:

890.1200 a) and c) Water Service Sizing.

- a) Water Service Sizing. The water service pipe from the street main (including the tap) to the water distribution system for the building shall be sized in accordance with Appendix A, Tables M, N, O, P and Q. Water service pipe and fittings shall be at least one (1) inch diameter. If flushometers or other devices requiring a high rate of water flow are used, the water service pipe shall be designed and installed to provide this additional flow.
- c) Unused sections of water service or water distribution piping ("dead ends"), where the water in the piping may become stagnant, are prohibited. A developed length of more than two (2) feet shall be considered a dead end, except for combination building and fire system water services.

890.1320 a) Drainage System Installation: Amend this Section as follows:

890.1320 a) Drainage System Installation.

- a) Drain - Filled Ground. A building drain installed in filled ground shall be of cast iron. Such drains shall be installed on a continuous supporting system.

890.1320 l) Fixture Connections: Amend this Section as follows:

890.1320 l) Fixture Connections. Delete Section in its entirety.

890.1340 b) 4) Determination of Sizes for Drainage System: Amend this Section as follows:

890.1340 b) 4) Determination of Sizes for Drainage System.

- b) Minimum Size of Building Drain, Horizontal Branches, Drainage Piping
 - 4) No portion of the drainage system installed underground or below a basement floor shall be less than four (4) inches in diameter.

890.1340 d) Determination of Sizes for Drainage System: Amend this Section as follows:

890.1340 d) Determination of Sizes for Drainage System.

- d) Waste Stacks Serving Kitchen Sinks. In one (1) or two (2) family dwellings in which the waste stack receives the discharge of a kitchen-type sink, the minimum size of the waste stack up to the highest sink branch connection shall be two (2) inches in diameter. Above that point the size of the stack shall be governed by the total number of drainage fixture units vented by the stack. (See Appendix J: Illustration F.)

890.1360 a) 1) Sanitary Wastes Below Sewer: Amend this Section as follows:

890.1360 a) 1) Sanitary Wastes Below Sewer.

- a) Sanitary Wastes Below Sewer
 - 1) Sanitary wastes which cannot be discharged by gravity flow shall be discharged into a gas-tight, covered and vented sump from which the waste shall be lifted and discharged into a sanitary waste drain by automatic pumping equipment. (See Appendix J: Illustrations K and L.)

890.1370 a) 2) Floor Drains: Amend this Section as follows:

890.1370 a) 2) Floor Drains.

- a) Required.
 - 2) Each floor drain shall be connected to a sanitary waste drain, except those drains receiving only clear water discharges, which may be connected to the sub-soil drainage system. Any sump or hub drain for receiving clear water waste shall extend two (2) inches above the floor, and all direct clear water waste lines shall be above the floor level. Any floor drain level with the floor shall discharge to a sanitary waste drain. (See Appendix A: Tables F and I.)

Floor drains and laundry trays shall not be connected to building storm drains, except that existing residential floor drains may remain connected to existing storm water sump basins when an above-floor laundry tray pump and tank unit connected to the sanitary drain is installed. The existing residential floor drain exception cited above is applicable only when no other fixtures are connected to the storm sump basin that produce grease, fecal matter or other contaminants.

If any form of pollution is discharged onto a lawn, swale or into a storm sewer as a result of a floor drain being connected to a storm sump basin, the floor drain shall be immediately disconnected from the storm sump basin and reconnected to a separate sanitary ejector basin which shall be installed below the basement floor.

In addition, the use of any above-floor laundry tray pump shall be discontinued, and the laundry tray drain shall be connected to the new below-floor sanitary ejector basin.

890.1370 b) Floor Drains: Amend this Section as follows:

890.1370 b) Floor Drains.

- b) Size. Each floor drain shall be sized for its intended use and the surface area that it drains. Any floor drain or drain trap installed below a basement floor or underground shall be no less than four (4) inches in diameter, and be of cast iron construction.

890.1370 e) 1) Floor Drains: Amend this Section as follows:

890.1370 e) 1) Floor Drains.

- e) Floor Drains in Food Establishments.
 - 1) Floor drains shall have a minimum inside diameter of four (4) inches and be of cast iron construction.

890.1380 a) Storm Water Drainage within a Building: Add new Section as follows:

890.1380 a) Storm Water Drainage within a Building.

- a) All new buildings shall connect all downspouts and storm sump pump discharges to a storm sewer when available.

890.1420 d) Stack Vents, Vent Stacks, Main Vents: Amend this Section as follows:

890.1420 d) Stack Vents, Vent Stacks, Main Vents.

- d) Each building in which a building drain is installed shall have one or more soil or waste stacks, each extending full size through the roof as a stack vent, or provided with a vent stack in accordance with Section 890.1420(b). No soil or waste stack shall be smaller than the largest branch connected thereto. No vent stack serving a water closet shall be smaller than four (4) inches, except for single family residential structures where 3" is acceptable for not more than two (2) water closets per stack.

890.1430 b) Vent Terminals: Amend this Section as follows:

890.1430 b) Vent Terminals.

- b) Flashing. Each vent terminal shall be made watertight with the roof by a proper lead flashing.

890.1440 a) Vent Terminal Size: Amend this Section as follows:

890.1440 a) Vent Terminal Size.

- a) Vent Terminal Size. Each vent extension through the roof shall be a minimum of four (4) inches in diameter or one size larger than the vent, which it terminates. Vent terminals shall not be screened.

890.1480 e) Types of Fixture Trap Vents: Add new Section as follows:

890.1480 e) Types of Fixture Trap Vents.

- e) Individual Vent. Every new fixture trap shall be fully protected against siphonage and backpressure, and air circulation assured, by means of an individual vent. The vent shall connect directly at or near the junction of an individual trap outlet with waste or soil pipe, underneath or in back of a fixture, and shall extend to a connection with the main vent or branch vent at least six (6) inches above the flood-level rim of the fixture.

890.1490 c) Installation of Vents for Fixture Traps: Amend this Section as follows:

890.1490 c) Installation of Vents for Fixture Traps.

- c) Horizontal Branch Drains. Where a water closet discharges into a branch drain, each fixture discharging into that branch drain shall be individually vented.

890.1500 Installation of Wet Venting: Delete Section in its entirety.

890.1510 Stack Venting: Delete Section in its entirety.

890.1520 Circuit and Loop Venting: Delete Section in its entirety.

890.1530 Pneumatic Ejectors: Delete Section in its entirety.

890.1580 b) Size and Length of Vents: Amend this Section as follows:

890.1580 b) Size and Length of Vents.

- b) Size of Individual Vents. The diameter of an individual vent shall be at least one and one half (1-1/2) inches or one-half (1/2) the diameter of the drain to which it connects, whichever is greater.

890.1580 d) Size of Circuit Vents: Delete Section in its entirety.

890.1950 a) 3) Violations: Add new Section as follows:
890.1950 a) 3) Violations.

- a) Notice of Violation
- 3) **Power and Authority of Inspectors.** The Director of Community Development and/or any duly authorized employee of the City bearing proper credentials and identification shall be permitted to enter upon all properties for the purpose of inspection, observation and measurement, in order to verify compliance with this Section.

890.1950 a) 4) Violations: Add new Section as follows:
890.1950 a) 4) Violations.

- a) Notice of Violations
- 4) **Compliance.** All buildings covered herein shall be in compliance with this Section by --new adoption date--. Thereafter, the owner of said building shall have ninety (90) days to correct any and all violations.

890.1950 a) 5) Violations: Add new Section as follows:
890.1950 a) 5) Violations.

- a) Notice of Violations
- 5) Penalties.
 - a) Any person found to be in violation of this Section after the expiration of the compliance date shall be served by the City with written notice stating the nature of the violation and shall have thirty (30) days for the satisfactory correction thereof. The offender shall within the period of time stated in such notice, permanently cease all violations.
 - b) Any person who continues any violation beyond the time limit provided for above shall be guilty of a misdemeanor, and upon conviction thereof be fined not less than Fifty Dollars (\$50.00) nor more than Seven Hundred Fifty Dollars (\$750.00) per violation. Each day that a violation is permitted to exist shall constitute a separate offense.

890.1950 a) 6) Violations: Add new Section as follows:
890.1950 a) 6) Violations.

- a) Notice of Violations
- 6) **Conflicting Laws Repealed.** All ordinances or parts of ordinances in conflict herewith are hereby repealed. This ordinance does not repeal those ordinances or parts of ordinances not in conflict herewith and shall remain in full force and effect.

890.1950 a) 7) Violations: Add new Section as follows:
890.1950 a) 7) Violations.

- a) Notice of Violations

- 7) Separability. The provisions and sections of this ordinance shall be deemed separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

890.1950 b) 1) Violations: Add new Section as follows:

890.1950 b) 1) Violations.

b) Reinspection

- 1) A reinspection is mandatory whenever a plumbing system is found not in compliance with the Plumbing Code. It is the responsibility of the plumbing permit holder to arrange for reinspection of the plumbing system by the administrative authority. Request for reinspection shall be made at least 24 hours before such inspection is to be made. An additional fee of \$33 per reinspection will be required.

890.1960 Sewers – General: Add new Section as follows:

890.1960 Sewers – General.

a) Permits Required: No house drain or private sanitary or storm water sewer for connection to the general sewerage system of the City, shall be laid, nor any of the work in connection therewith, commenced or prosecuted, nor shall any excavation under or around any sewer be made nor shall any person lay, alter or disturb any part of any sewer or drain connected with any sewer belonging to the City, without first obtaining a permit from the Director of Community Development and all applicable outside agencies.

A permit must be obtained prior to commencing sewer work. Applications for Sewer Permits must be made on regulation blanks, on file in the office of the Director of Community Development by the owner of the property the proposed sewer is designed to drain, or by his or her duly authorized agent. A fee of twenty-eight dollars (\$28.00) must be paid for a residential, R-1, R-2 and R-3 permit, all others, a fifty-five dollar (\$55.00) fee.

- b) Inspections: Contractor shall provide at least twenty-four (24) hours notice, (exclusive of Saturday, Sunday and Holidays) before such connection is made. Every such connection shall be left uncovered until it has been inspected and approved by the City.
- c) Public Sewer and/or Water: When public sewer and/or water are available, property owner must disconnect from private system, and connect to public system within 1 year of notice, under penalties as set forth elsewhere in this ordinance. All wells that are disconnected as a result of compliance with this section, shall be deemed to be abandoned and shall not be used as a water source for any potable or non-potable water. All such abandoned wells must be disconnected from the private water system at the time of connection to the public water system. Additionally all such abandoned wells must be sealed in accordance with all applicable State, County and City requirements, within ninety days of the date of connection to the public water system. A cross connection between a private water system and the public water system is not permitted.

890.1970 Metropolitan Water Reclamation District: Add new Section as follows:

890.1970 Metropolitan Water Reclamation District. All sewers which require a separate Metropolitan Water Reclamation District permit for construction and connection of sewers, within the City of Des Plaines, will require the sewer contractor to provide a bond in the amount of twenty thousand dollars

(\$20,000.00), to insure notification and inspection of said sewer and sewer connections by Metropolitan Water Reclamation District agents and City Engineer's agent.

- a) **Bond:** When such a bond has been given to the City, one (1) copy of the permit shall then be given to the Sewer Contractor with instructions to notify the Metropolitan Water Reclamation District and the City Engineer forty-eight (48) hours before work on the service is to be started.
- b) **Responsible Person:** The owner, general contractor and the plumbing or sewer contractor shall be held responsible to the City for any and all damages, costs and for any and all court and legal fees resulting from improper installation or failure to notify and gain inspection by the Metropolitan Water Reclamation District authorized agent or inspector. In addition, such owner, general contractor and plumbing or sewer contractor (or any one or more of them as may be required from time to time by the Metropolitan Water Reclamation District, shall be an applicant and permittee in all applications to the Metropolitan Water Reclamation District, and shall execute and deliver to the City a release and hold harmless agreement relating to the work which is the subject of such application, said agreement to be in such form as shall be prescribed from time to time by the City Attorney.
- c) **Certificate of Occupancy:** The Director of Community Development shall withhold a Certificate of Occupancy until said sewer has been inspected and approved by a Metropolitan Water Reclamation District authorized agent or inspector and the City Engineer, and notification thereof has been received from the City Engineer that final inspection has been completed and the subject matter thereof approved in all respects.
- d) **Connections:** All PVC sanitary sewer joints must conform to A.S.T.M. specification D3034 SDR26, all concrete sanitary pipe joints must conform with A.S.T.M. specification C-361.

Joints for storm sewer shall be those specified for sanitary sewer.

An arched or other proper opening shall be provided in the wall, for the house drain to prevent damage by settlement. The opening around the house drain may be filled with pure refined asphaltum.

All connections shall be made by a licensed plumber or licensed and bonded sewer contractor and in such manner, as the City shall direct.

Wherever practicable, the house sewer shall connect with the public sewer by means of "Y" junctions in the public sewer left for such purpose. If such a "Y" junction is not available connection shall be made in accordance with the Metropolitan Water Reclamation District sewer permit requirements.

In every case, connections of any kind with the public sewer shall be made satisfactory to the City.

- e) **Separate Connection for Each Building:** Every building shall be separately and independently connected by a separate house service sewer pipe with a public sewer.

The entire plumbing and drainage system of every building shall be entirely separate and independent from that of any other building.

- f) **Separate systems for Sanitary and Storm Sewers:** Houses adjacent to public streets wherein separate sanitary sewers and storm sewers exist or are hereafter constructed, shall be provided with a separate service outlet for storm water, and with separate service

outlet for sanitary sewage. These separate house sewers or services shall each extend from the house to the right-of-way and make connection to the respective sewers. It is forbidden to connect downspouts of any building with any sanitary sewer of the City of Des Plaines. In lieu thereof, all downspouts shall drain onto a splash plate set below the same, or be drained into a reservoir for the purpose of collecting and storing rainwater. All other house sewage pipes, including water closet, sink, laundry tub and bathtub drain, and basement floor drains, shall be connected with the house sanitary sewage service pipe.

If separate public sanitary sewers and storm sewers exist in the public street adjacent to the house the above mentioned sanitary sewage house service pipe shall be connected with the public sanitary sewer, and the above mentioned storm water house service pipe shall be connected with the public storm water sewer. In no case shall any sewer connections be made by adjacent property owners which will permit sanitary sewage to drain into any public storm water sewer.

As used in this section, the term "House" shall also include any store building, apartment building, office building, or other principal structure upon any parcel of land.

It shall be unlawful for any person, firm, or corporation to connect or cause to be connected, any drain carrying or to carry, any toilet, sink, basement, septic tank, cesspool, industrial waste, or any fixture or device discharging polluting substances, to any storm drain in the City of Des Plaines.

In buildings which have a) multiple dwelling units; b) occupancy areas below grade; and c) one or more dwelling units with one or more common walls separating such below grade occupancy areas, the sanitary sewage system and the storm drain sewage system including (but not limited to) footing drains, areaway drains and window wells, shall be separated. The sanitary sewage system of each such dwelling unit shall be provided with a device or devices to prevent sewage from backing up into below-grade occupancy areas and constituting a health hazard for adjacent dwelling units. Such devices shall consist of an overhead sewer system, or other suitable devices approved by the Director of Community Development and City Engineer of the City of Des Plaines.

- g) Manner of Excavating - Barricades and Lights: Any person, firm or corporation making any excavations or tunnel, shall do so according to the directions of the City so that existing water mains and sewers and pavement shall not be damaged, and sufficient and proper barricades and lights as directed by the City Engineer shall be maintained to protect persons, vehicles, and animals from injury by or because of the excavation being made.
- h) Overhead Plumbing Required: All new buildings with basements, floors, rooms or occupancy areas below ground level at the building site and served by a public or private sewer system, shall have overhead plumbing. No building permit application will be accepted nor any permits issued for construction of any structure unless plans and specifications therefor provide for overhead plumbing as called for in this ordinance.
- i) Footing Drains: Footing drains shall be connected to sump pumps for further discharge into storm sewer or drainage ditches. No footing drain or drainage tile shall be connected to the sanitary sewer system.

890.1980 Storm Drains – General: Add new Section as follows:

890.1980 Storm Drains – General.

- a) All commercial, manufacturing, industrial and multi-family dwelling parking lots must be hard surfaced (concrete or black-top) and drained to forty-eight inch (48")

diameter precast concrete catch basins connected to storm sewer systems as approved by the City. If said storm sewer system is not available, run-off may be drained into a combined sewer system provided the requirements of the City of Des Plaines and the Metropolitan Water Reclamation District Sewer Permit Ordinance are satisfied. Roof drains and paved areas, including but not limited to courtyards, shall be connected to storm sewer systems. Parking lots must have forty-eight inch (48") diameter precast concrete catch basins, the amount of which shall be determined by the City.

- b) Storm water shall not be drained into building drains or any sewer intended for sanitary sewage only.
- c) Storm drains, when connected to a combined sewer, shall be trapped, except when the location of gutters and roof drains cannot result in offensive discharge of sewer gases.
 - d) Expansion joints or sleeves shall be provided where required by temperature variations or physical conditions.
 - e) Where subsoil drains are placed under a basement floor, they shall be perforated PVC, Schedule 35. Where subsoil drains are placed outside and around the walls of a building they shall be either perforated PVC flexible, or PVC schedule 35 Perforated. All subsoil drains shall not be less than four inches (4") in diameter, encased in an approved fabric envelope when necessary, and surrounded on all sides with six inches (6") of No. 8 washed stone.
 - f) Building subsoil drainage shall be collected into a covered storm sump basin a minimum of twenty-four (24) inches in depth and eighteen (18) inches in diameter and drained by a sump pump having a minimum one and one-half (1-1/2) inch diameter and a pumping capacity of not less than twenty-five hundred (2500) gallons per hour at a ten (10) foot head unless otherwise approved by the Director of Community Development.
- g) When subsoil drains are located under a basement floor slab, and the length of the longest straight run exceeds one hundred (100) feet, covered rod-out basins shall be installed at each change in direction of the subsoil drains and at intervals of not more than one hundred (100) feet in straight runs.

890.1980 a) Storm Drains – Material: Add new Section as follows:

890.1980 a) Storm Drains – Material.

- 1) Downspouts and storm drains above ground within a building shall be constructed of cast iron, galvanized steel, galvanized wrought iron, or copper tubing, as stipulated for soil and waste pipe.
- 2) Downspouts so located as to be subject to mechanical damage shall be adequately protected.
- 3) Building storm drains underground within a building shall be constructed of cast-iron pipe, IPS" cast-iron pipe with integral hub, cast-iron water pipe, high silicon cast-iron pipe, or type K copper tube.
- 4) A building storm sewer shall be constructed of cast-iron, reinforced concrete, type K copper tube or SDR 26 PVC.

890.1980 b) Storm Drains – Traps: Add new Section as follows:

890.1980 b) Storm Drains – Traps.

- 1) When required, individual storm-water traps shall be installed in the storm water drain branch serving each downspout, or a single trap may be installed in the main storm drain just before its connection with the public combined sewer or public storm sewer.
- 2) Storm-water traps, when required, shall be constructed of cast-iron.
- 3) No traps shall be required in storm water drains that are connected to a sewer carrying storm water exclusively.
- 4) Storm-water traps shall be of the same size as the storm water drain to which they are connected.
- 5) An accessible cleanout shall be installed on the building side of each storm-water trap.

890.1980 c) Storm Drains - Roof Drain Heads: Add new Section as follows:

890.1980 c) Storm Drains - Roof Drain Heads.

- 1) Roof drains shall be constructed of cast iron, copper, brass, or other approved corrosion-resisting material.
- 2) All roof areas, except those draining to hanging gutters, shall be equipped with roof drains having removable strainers extending not less than four (4) inches above the surface of the roof immediately adjacent to the roof drain. Strainers shall have an available inlet area, above roof level, of not less than one and one-half (1-1/2) times the area of the downspout to which the drain is connected.
- 3) Roof drain strainers for use on sun decks, parking decks, and similar functional areas, normally serviced and maintained may be of the flat-surface type installed flush with the deck, but shall have an available inlet area not less than two (2) times the cross-sectional area of the downspout to which the drain is connected.
- 4) The connection between roofs and roof drains, which pass through the roof and into the interior of the building, shall be made watertight by the use of proper flashing material.

890.1980 d) Storm Drains - Size of Conductors and Downspouts: Add new Section as follows:

890.1980 d) Storm Drains - Size of Conductors and Downspouts.

- 1) Vertical downspouts shall be sized on the maximum horizontally projected roof area, according to the following table:

TABLE A - SIZE OF VERTICAL LEADERS

Size of Downspout* (In Inches)	Maximum Project Roof Area (Square Feet)
2	720
2-1/2	1300
3	2200

4	4600
5	8650
6	13500
8	29000

*The equivalent diameter for square or rectangular downspouts shall be taken as the diameter of that circle which may be inscribed within the cross-sectional area of the leader.

2) The size of a building storm drain or storm sewer, or any of their horizontal branches, having the slopes indicated, shall be based on the maximum horizontally projected roof area, according to the following table:

TABLE B - Size of Horizontal Storm Drains

Diameter of Drain (In Inches)	Maximum Project Roof Area at Various Slopes (In Square Feet)		
	1/8" Slope	1/4" Slope	1/2" Slope
3	822	1160	1644
4	1880	2650	3760
5	3340	4720	6680
6	5350	7550	10700
8	11500	16300	23000
10	20700	29200	41400
12	33300	47000	-
15	59500	84000	-

3) When the slopes listed in Table 36-13.6B cannot be maintained, or roof areas are greater than listed therein, and for outside surface drainage, design of storm drains and sewers shall be based on rainfall rates of four (4) inches per hour for roofs and two (2) inches per hour for outside paved surfaces. Pipe slopes and velocities shall be consistent with acceptable practice, with velocities not less than two and one-half (2-1/2) feet per second.

TABLE C - SIZE OF GUTTERS

Diameter of Gutter* (In Inches)	Maximum Projected Roof Area for Gutters at Various Slopes (In Square Feet)			
	1/16" Slope	1/8" Slope	1/4" Slope	1/2" Slope
3	170	240	340	480
4	360	510	720	1020
5	625	880	1250	1770
6	960	1360	1920	2770
7	1380	1950	2760	3900
8	1990	2800	3980	5600
10	3600	5100	7200	10000

*Gutters other than semi-circular may be used, provided they have an equivalent cross-sectional area.

4) **Valves For Continuous Flow.** Where there is a continuous or semi continuous flow into the building storm drain or building storm sewer, as from a pump, air-conditioning equipment, or similar devices, each gallon-per-minute of flow shall be equivalent to twenty-four (24) square feet of roof area.

890.1980 e) Storm Water Detention and Flood Control: Add new Section as follows:

890.1980 e) Storm Water Detention and Flood Control. As to all construction commenced after January 1, 1972, detention of storm water shall be provided as follows:

- a) A combination of storage and controlled release of storm water runoff shall be required for all developments exceeding five (5) acres in area, and developments of five (5) acres or less which do not have an adequate outlet as approved by the City Engineer. If the outlet is not approved as adequate by the City Engineer, it shall be required that adequate storm water detention facilities be constructed and maintained of such capacity as shall be adequate to store that portion of the storm water runoff exceeding the outlet capacity.
- b) The release rate of storm water from all developments requiring detention shall not exceed the storm water runoff rate from the area in its natural undeveloped state. Said release rate shall be limited to the carrying capacity of receiving storm water conveyance systems. Said release rate shall not be greater than that calculated from a storm of three-year frequency with a runoff rate coefficient of 0.15.
- c) Drainage systems shall have adequate capacity to bypass through the development the flow from all tributary areas for the following storm frequencies: 10 year frequencies shall be conveyed in conduit, 100 year frequencies shall be in conduit or overland. It shall be assumed that the land is in a fully developed state under present zoning or zoning proposed for the development. The bypass flow rate shall be computed utilizing a runoff coefficient of not less than 0.35. An allowance shall be made for upstream detention, only when the Metropolitan Sanitary District and the City Engineer have previously approved such upstream detention and release rate.
- d) The live detention storage to be provided hereunder shall be calculated on the basis of the 100-year frequency rainfall as published by the Illinois State Water Survey (ISWS) Bulletin - 70. The detention volume required shall be that necessary to handle the runoff of a 100-year rainfall, for any and all durations, from the fully developed drainage area tributary to the reservoir, less that volume discharged during the same duration at the approved release rate.
- e) The method of design and determination of the capacity of storm water detention reservoirs shall be in accordance with the requirements of the Metropolitan Water Reclamation District Manual of Procedures for the Administration of the Sewer Permit Ordinance and the City Engineer, and shall be as follows:

$$\text{Live Detention Storage} = (\text{Volume Runoff, 100-year}) - (\text{Release Rate} \times \text{Duration}) \quad (\text{Inches}) = V_{100} - Q \cdot t_d = c \cdot i_{100} t_d - 0.15 \cdot i_3 t_d$$

Maximum storage volume calculated by this equation for any and all duration (t) will be the required storage. The terms of the above equation are defined as follows:

Q = The maximum release rate in inches per hour from the land in its natural undeveloped state.

0.15 = The coefficient of runoff for the undeveloped land.

i_3 = The intensity in inches per hour of the rainfall from the ISWS curve for three-year frequency for the time of concentration of the undeveloped land.

i_{100} = The intensity in inches per hour of rainfall from the ISWS curve for 100-year frequency for any and all durations.

t_d =The duration of the 100-year storm, which must be varied to determine the most critical and therefore maximum required detention.

c =The coefficient of runoff for the completely developed drainage area tributary to the reservoir.

Note: i_{100} varies with t_d , however, i_3 is calculated using the longest time of concentration for the undeveloped land and becomes a constant in the above equation.

The live detention storage, in inches of depth may be converted to acre-feet by multiplying the inches of depth by the drainage area in acres, and by the factor 0.0833.

The following is a sample calculation for the determination of the size of the detention reservoir:

$$\text{Live Storage (Inches)} = c i_{100} t_d - 0.15 i_3 t_d = t_d (c i_{100} - 0.15 i_3)$$

Data: Area Tributary = 40 Acres; Assumed C for the developed area = .50; Time of Concentration (for the undeveloped land) = 60 min. or 1.0 hr.

**MWRD DETENTION CALCULATIONS
ISWS BULLETIN-70 RAINFALL**

PROJECT NAME: SAMPLE
 AREA OF SITE: 40 ACRES
 COMPOSITE RUNOFF COEFFICIENT: 0.5
 ALLOWABLE RELEASE RATE: 9.6 CFS

STORM DURATION (HRS.)(MIN.)	RAINFALL INTEN 100-YR. (IN/HR)	INFLOW RATE (CFS)	STORED RATE (CFS)	RESERVOIR SIZE (ACRE-FEET)
0.17 10	10.02	200.40	190.80	2.70
0.33 20	7.70	154.00	144.40	3.97
0.50 30	5.60	112.00	102.40	4.27
0.67 40	4.60	92.00	82.40	4.60
0.83 50	4.00	80.00	70.40	4.87
1	3.56	71.20	61.60	5.13
1.5	2.70	54.00	44.40	5.55
2	2.24	44.80	35.20	5.87
3	1.60	32.00	22.40	5.60
4	1.40	28.00	18.40	6.13 max.
5	1.20	24.00	14.40	6.00
6	0.97	19.40	9.80	4.90
12	0.55	11.00	1.40	1.40
18	0.39	7.80	-1.80	-2.70
24	0.32	6.40	-3.20	-6.40

MINIMUM LIVE STORAGE REQUIRED IS 6.13 ACRE-FEET

- 1) A permit shall be required and shall be obtained from the Metropolitan Water Reclamation District and shall be in full compliance with the above regulations and in addition any other regulations, which may be required by the Permit Officer of the Metropolitan Water Reclamation District. Once a permit has been obtained from the Metropolitan Water Reclamation District, a

permit shall be obtained from the Director of Community Development. The Director of Community Development may issue no permit unless prior review and approval has been obtained from the Metropolitan Water Reclamation District and City Engineer.

- 2) The fees for said permit are those fees established from time to time by the Mayor and City Council.
- 3) Any person, firm or corporation violating this Ordinance shall be fined not less than \$100.00 nor more than \$1,000.00 for each offense. Each day that such violation is found to exist shall constitute a separate offense.

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards Amend Appendix A/Tables -1, 2, 3, 4, 5, 6, as follows:

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards

890.Appendix A

**PLUMBING MATERIALS, EQUIPMENT USE
RESTRICTIONS AND APPLICABLE STANDARDS**

TABLE A - Approved Building Drainage/Vent Pipe

2)	Brass Pipe	ASTM B 43-1988
3)	Cast Iron Pipe	ASTM A 74-1998 ASTM A 888-1999 ASTM C 564-1997 CISPI 301-1999 CISPI...310-1997
4)	Copper/Copper Alloy Pipe *(See Agency Note 1A)	ASTM B 42-1988 ASTM B 302-1988
5)	Copper/Copper Alloy Tubing (K-L-M) *(See Agency Note 1A)	ASTM B 75-1986 ASTM B 88-1988 ASTM B 251-1988
6)	Galvanized Steel Pipe *(See Agency Note 1A)	ASTM A 53-1988 ASTM A 120-1984
7)	Glass Fiber Borosilicate Pipe *(See Agency Note 2A)	ASTM C 1053-1985
8)	High Silicon Content Cast Iron Pipe *(See Agency Note 2A)	ASTM A 377-1984
9)	Polypropylene Pipe *(See Agency Note 2A)	ASTM F 492-1985
10)	Polyvinyl Chloride (PVC) Clear Pipe *(See Agency Note 2A)	ASTM D 1784-1990
11)	Polyvinyl Chloride (PVC)	

	Pipe and Fittings *(See Agency Note 3A)	ASTM D 2665-1988 ASTM D 2949-1987
14)	Solder	ASTM B 32-1989

Agency Notes:

- (1A) Type L/M copper tubing and galvanized steel pipe are approved for aboveground uses only.
- (2A) Approved for corrosive waste or corrosive soil conditions.
- (3A) Schedule 40 PVC Pipe/Fittings to be used on all buildings three (3) stories or less in height for drainage, waste, and vent, above floor only.

(Appendix A/Tables-1 and 2)

890.Appendix A

**PLUMBING MATERIALS, EQUIPMENT USE
RESTRICTIONS AND APPLICABLE STANDARDS**

TABLE A - Approved Materials for Building Sewer

4)	Cast Iron Soil Pipe/Fittings Hubless Soil Pipe Rubber Gaskets	ASTM A 74-1998 CISPI 301-1999 CISPI 310-1997 ASTM C 564-1989
5)	Copper/Copper Alloy Tubing	ASTM A 88-1986
6)	Concrete Pipe	ASTM C 14-1988 76-1988
7)	Polyvinyl Chloride (PVC) Pipe Joints Primer Solvent Cement	ASTM D 2665-1988 ASTM D 2949-1987 ASTM D 3034-1988 ASTM D 2855-1983 ASTM F 656-1988 ASTM D 2564-1988
11)	Extra Strength Vitrified Clay Pipe w/Compression Joints	ASTM C 700 ASTM C 425

Agency Note:

Solvent cement must be handled in accordance with ASTM F 402-1988

(See Agency Note)

8)	Vitrified Clay Pipe Pressurized by a Pump or Ejector is Prohibited	ASTM C 4-1981 ASTM C 700-1988
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- | | | |
|-----|-----------------|----------------|
| 9) | Solder | ASTM B 32-1989 |
| 10) | SDR 26 PVC Pipe | ASTM D 3034 |

(Appendix A/Tables-3 and 4)

890.Appendix A

PLUMBING MATERIALS, EQUIPMENT USE
RESTRICTIONS AND APPLICABLE STANDARDS

TABLE A - Approved Materials for Water Service Pipe

- | | | |
|-----|--|-----------------------------------|
| 2) | Brass Pipe | ASTM B 43-1988 |
| 3) | Cast Iron (ductile iron)
Water Pipe | ASTM A 377-1984 |
| 5) | Copper/Copper Alloy Pipe | ASTM B 42-1988
ASTM B 302-1988 |
| 6) | Copper/Copper Alloy Tubing | ASTM B 88-1988 |
| 12) | Welded Copper Water Tube | ASTM B 447 WK, WL, and WM-1989 |
| 13) | Solder | ASTM B 32-1989 |

Agency Note:
(None)

(Appendix A/Tables-5)

890.Appendix A

PLUMBING MATERIALS, EQUIPMENT USE
RESTRICTIONS AND APPLICABLE STANDARDS

TABLE A - Approved Materials for Water Distribution Pipe

- | | | |
|----|----------------------------|-----------------------------------|
| 1) | Brass Pipe | ASTM B 43-1988 |
| 3) | Copper/Copper Alloy Pipe | ASTM B 42-1988
ASTM B 302-1988 |
| 4) | Copper/Copper Alloy Tubing | ASTM B 88-1988 |
| 6) | Galvanized Steel Pipe | ASTM A 53-1988
ASTM A 120-1984 |
| 8) | Welded Copper Water Tube | ASTM B 447 WK, WL, and WM-1989 |
| 9) | Solder | ASTM B 32-1989 |

Agency Notes:

(None)

(Appendix A/Tables-6)

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards Change Table G "Building Drains" Appendix A/Tables-32 as follows:

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards

890.Appendix A

890.Appendix A Table B Delete footnote # 4 and all references to footnote # 4 in Table B.

PLUMBING MATERIALS, EQUIPMENT USE
RESTRICTIONS AND APPLICABLE STANDARDS

TABLE G - Building Drains

Maximum number of Fixture Units that may be connected to any portion* of the Building Drain or the Building Sewer:

Diameter of Pipe (inches)	-----Grade per foot-----			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
2			21	26
2-1/2			24	31
3		20	27	36
4**		180	216	250
5		390	480	575
6		700	840	1,000
8	1400	1,600	1,920	2,300
10	2500	2,900	3,500	4,200
12	3900	4,600	5,600	6,700
15	7000	8,300	10,000	12,000

*Includes branches of the building drain.

**Minimum size for a water closet, except single family residential structures where 3" is allowed for not more than two (2) water closets per stack.

(Appendix A/Tables-32)

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards: Amend Table H "Horizontal Fixture Branches and Stacks" Appendix A/Tables -33 to read as follows:

890.Appendix A

PLUMBING MATERIALS, EQUIPMENT USE
RESTRICTIONS AND APPLICABLE STANDARDS

TABLE H - Horizontal Fixture Branches and Stacks:

Maximum number of Fixture Units that may be connected to:

Diameter of pipe in inches	Any Horizontal Fixture (a) Branch	One stack of 3 stories in height of 3 intervals(d)	More than 3 stories in height	
			Total for stack	Total at One story or branch interval (d)
1-1/2	3	4	8	2
2 (b)	6	10	24	6
2-1/2	12	20	42	9
3	20	30	60	6
4 ©	160	240	500	90
5	360	540	1,100	200
6	620	960	1,900	350
8	1,400	2,200	3,600	600
10	2,500	3,800	5,600	1,000
12	3,900	6,000	8,400	1,500
15	7,000

- (a) Does not include branches of the building drain.
- (b) Minimum size for a kitchen sink.
- (c) Minimum size for a water closet, except single family residential structures where 3" is allowed for not more than two (2) water closets per stack.
- (d) Branch interval is any vertical distance of eight (8) feet or more between consecutive horizontal branches connecting to a stack.

(Appendix A/Tables-33)

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards Change Table K "Size and Length of Vents (Appendix A/Tables -36) as follows:

890.Appendix A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards
890.Appendix A

PLUMBING MATERIALS, EQUIPMENT USE
 RESTRICTIONS AND APPLICABLE STANDARDS

TABLE K - Size and Length of Vents

Size of soil or waste stack	Fix- ture Units Con- nected	Diameter of Vent Required (Inches)							
		1-1/2	2	2-1/2	3	4	5	6	8
		Maximum Length of Vent (feet)							
1-1/2	8	150							
1-1/2	10	100							
2	12	75	200						
2	20	50	150						
2-1/2	42	30	100	300					
3	10	30	100	200	600				
3	30		60	200	500				
3	60		50	60	400				
4	100		35	100	260	1,000			
4	200		30	90	250	900			
4	500		20	70	180	700			
5	200			35	80	350	1,000		
5	500			30	70	300	900		
5	1,100			20	50	200	700		
6	350			25	50	200	400	1,300	
6	620			15	30	125	300	1,100	
6	960				24	100	250	1,000	
6	1,900				20	70	200	700	
8	600					50	150	500	1,300
8	1,400					40	100	400	1,200
8	2,200					30	80	350	1,100
9	3,600					25	60	250	800
10	1,000						75	125	1,000
10	2,500						50	100	500
10	3,800						30	80	350
10	5,600						25	60	250

Agency Note: Per Section 890.1580(e), no more than 20 percent of the maximum developed length may be installed in the horizontal position. Vent piping serving floor drains shall be installed in such a manner as to minimize horizontal vent distances.

(Appendix A/Tables-36)

Amendments to Driveway & Hard Surface Limitations

4-7-11 Driveways and Hard Surface Limitations

Plans and Specifications: All plans and specifications must conform to the requirements of Title IX, Chapter 3 of the City of Des Plaines Municipal Code, and the following minimum requirements, before permits for construction or reconstruction shall be issued.

Driveways: All driveways shall be constructed of either Portland cement concrete or bituminous concrete as follows:

The width at the property line of all driveways may not exceed the width of the driveway approach at the property line. Residential driveways must be a minimum of nine feet in width.

All driveways shall have a compacted base course of CA-6 crushed stone or gravel, not less than six (6) inches in depth.

The Portland cement concrete pavement shall be not less than four (4) inches in depth.

The bituminous concrete shall have a minimum depth of two (2) inches of subclass 1-11 or B-5.

Any person enlarging, or altering an existing commercial or residential structure, or, building or reconstructing a garage must provide a driveway complying with this section.

Commercial driveways may not exceed 35 feet in width at the property line.

Residential driveways, leading to garages or other legal parking areas, may be flared to the width of the garage or parking area. The flare may begin at a point not less than seven (7) feet behind the street property line and may increase only to the width of the garage or parking area. The flare shall be a straight flare and may not exceed a ratio of one (1) foot wide for every one foot in depth. Residential driveways must be a minimum of nine (9) feet wide and may not exceed 18 feet in width at the property line.

Any new circular driveways or parking pads shall require approval by the Building Code committee. One for one replacement of an existing circular drive or parking pad is permitted.

No person shall hereafter construct, enlarge or replace hard surface in a front yard, a circular driveway or a parking pad without first having obtained a permit therefore from the Director of Community Development. (A parking pad is defined as any hard surface which does not lead to legal parking, adjacent to a driveway where a motor vehicle, boat, trailer, etc. can be parked so as to not interfere with traffic flow in the driveway.)

Hard Surface Limitations: All hard surfaces contained in any and all residential districts shall comply with the requirements contained in this Section:

The amount of hard surface allowed in front yards in any residential district shall not exceed more than fifty (50) percent of the total area of the required front yard.

Patios: The top of the patio shall be a minimum of four (4) inches below the top of the building foundation and shall be pitched away from the structure at one-quarter inch (1/4") per foot. The distance from the building foundation to the outside edge of the patio shall not exceed fifteen (15) feet and the patio shall not be less than five (5) feet from any lot line or encroach upon any easement. The patio must be behind the house. Patios may be constructed of concrete, brick pavers, flagstone or a similar material, as approved by the Building Official. Patios may not be constructed of asphalt or gravel. One for one replacement of an existing patio is permitted.

4-7-10 Partition Fences:

Fences erected to establish, permit or maintain a dog run shall be not closer than ten (10) feet to any side or rear lot line and 25 feet from the front lot line. Nothing herein contained shall prohibit a dog owner from allowing his or her dogs to be allowed on the owner's premises, providing such premises are completely fenced.