

## CHAPTER 6

### BUILDING REGULATIONS

#### ARTICLE I - BUILDING CODES

**6-1-1**        **PURPOSE.** The purpose of this Article is to provide for safety, health public welfare through structural strength and stability, means of egress, adequate light and ventilation and protection to life and property from fire and hazards incident to the design, construction, repair, alteration, maintenance, removal or demolition of buildings and structures, and to control the architectural design of buildings or structures erected or to be erected within the corporate limits of the City.

**6-1-2**        **SCOPE.** The provisions of this Article apply to the construction, site work alteration, equipment, addition, repair, replacement, removal, demolition, location, use, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; except as otherwise provided for in the City Zoning Code, or other ordinances or statutes. **(Chapter 40)**

**6-1-3**        **CODES ADOPTED.** The codes hereinafter set forth are hereby adopted by reference and made a part of this City Code, as amended. **One (1) copy** of each shall be on file with the City Clerk.

- (A)            The International Building Code/2006
- (B)            The International Mechanical Code/2003
- (C)            The International Fuel Gas Code/2003
- (D)            The International Fire Code/2003
- (E)            National Electrical Code NFPA 70/2005
- (F)            The International Energy Conservation Code/2003
- (G)            The International Existing Building Code/2003
- (H)            The International Residential Code/2003
- (I)            The Illinois State Plumbing Code of 2004
- (J)            The Illinois Accessibility Code of 1997

**6-1-4**        **BUILDING CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International Building Code – 2006 Edition.

- (A)            **Additions, Insertions and Changes.**
  - (1)          Section 101.1 – Insert "City of DuQuoin".

- (2) Section 106.1.4 – Insert the following: Plans on Job Required: A set of the approved plans is required to be on the job site at the time of inspection.
- (3) Insert Subsection 106.2.1:  
Section 106.2.1 – Compliance with Plot Plan. It shall be the responsibility of the builder/developer to submit to the Building Department a spot survey prepared by a Registered Land Surveyor after the foundation is installed. This survey must be at a scale of not less than one inch equal to thirty feet (1" = 30'). The survey must also indicate the elevation above sea level of the top of the foundation wall and the top of the curb and sidewalk at lot lines extended relative to a United States Geological Survey benchmark. No construction will be allowed to proceed except for decking, underground water and sewer, and related items until the spot survey is approved by the Building and Zoning Department. This Section applies to principal structures only and not to additions or accessory structures.
- (4) Section 108.2 – Schedule of permit fees: Add the following: Building Permit fee schedule is found in **Addendum "A"** to this Chapter.
- (5) Section 112 – Delete the section in its entirety and insert the following: The City Council shall be the Board of Appeals.
- (6) Section 113.4 – Violation Penalties: Insert the following: are hereby found in **Section 1-1-20** of the City Code.
- (7) Section 501.2 – Premises identification add the following: The use of script address is not allowed.
- (8) Section 501.2.1 – Add the following Tenant Identification: All buildings with multiple tenants or units shall have signs in the corridor across from the elevator door. This direction signage shall indicate the direction to each number tenant space. All tenant spaces shall have a sign, which indicates the tenant space number. The signs shall be constructed of durable materials, be permanently installed and be readily visible. Letters and numbers shall contrast with the background and shall be a minimum of 2 inches in height.
- (9) Section 706.10: Add the following new section tenant separation: Each tenant shall be separated from other tenant spaces by fire barriers (walls and floor ceiling assemblies) having at least a one (1) hour fire rating.
- (10) Section 901.6 – Change to read as follows: All water flow switches, valve supervision, trouble signals, fire alarm systems shall transmit and alarm to a location approved by the fire official.

- (11) Add section 903.7 Sprinkler system design criteria. Sprinkler hydraulic designs for NFPA 13 and NFPA 13R systems shall be designed with a minimum of a five (5) pound difference between the sprinkler system design including hose requirements and the available water supply. The five (5) pound safety factor shall be applied to the water flow test after any adjustments for a seasonal low.
- (12) Chapter 11 Insert the following text. When there is a conflict between this Chapter and the Illinois Accessibility Code the stricter of the two codes shall apply.
- (13) Section 1612.3 Insert the City of DuQuoin.
- (14) Section 1612.3 Insert May 15, 2006.
- (15) Sections 1805.0 Footings and Foundations all references to wood footings and foundations are deleted. The use of wood footings and foundations is prohibited.
- (17) Section 2901.1 Delete references to the International Plumbing Code and add the following: The City Official shall require that the provisions of the current "Illinois Plumbing Code Law", 225 Illinois Compiled Statutes 320/1 et seq., as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purposes of this Code. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions.
- (18) Section 2902 Delete the section in its entirety.
- (19) Sections 3410.2 Insert May 15, 2006.
- (20) Reference Standards  
Delete the references to the International Plumbing Code in sections 101.4.4, 415.7.4, 717.5, 903.3.5, 1206.3.3, 2901.1, 2902.1, 3401.3 and insert the Illinois Plumbing Code.  
Adopt the following appendix.
  - (a) Appendix A – Employee qualifications
  - (b) Appendix C – Group U Agricultural Buildings
  - (c) Appendix D – Fire Districts
  - (d) Appendix F – Rodent proofing
  - (e) Appendix G – Flood Resistant Construction
  - (f) Appendix H - Signs
  - (g) Appendix I – Patio Covers
  - (h) Appendix J - Grading

**6-1-5**        **MECHANICAL CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International Mechanical Code – 2003 Edition.

(A)        **Additions, Insertions and Changes.**

- (1) Section 101.1 – Insert “City of DuQuoin”.
- (2) Section 106.5.2 Fee schedule: Add the following: Building Permit fee schedule is found in **Addendum “A”** to this Chapter.
- (3) Sections 106.5.3 Delete in its entirety.
- (4) Section 108.4 Delete the section and add the following: are hereby found in **Section 1-1-20** of the City Code.
- (5) Section 108.5 Stop Work Orders – Delete the last line and insert the following:...for a fine as established by **Section 1-1-20** of the City Code.
- (6) Section 109 Delete the section in its entirety and insert the following: The City Council shall be the Board of Appeals.
- (7) Reference Standards  
Delete the reference to the ICC Electric Code  
Delete the references to the International Plumbing Code in sections 301.8, 908.5, 1002.1, 1002.2, 1002.3, 1005.2, 1006.6, 1008.2, 2009.3, 1101.4, 1201.1, 1206.2, 1206.3, 1401.2 and insert the Illinois Plumbing Code.  
Adopt the Appendix A
  - (a) Appendix A – Combustion Air Openings and Chimney Connector Pass-throughs

**6-1-6**        **FIRE CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International Fire Code – 2003 Edition.

(A)        **Additions, Insertions and Changes.**

- (1) Section 101.1 Insert “City of DuQuoin”.
- (2) Section 105 Permits Delete the section in its entirety.
- (3) Section 108 Delete the section in its entirety and insert the following: The City Council shall be the Board of Appeals.
- (4) Section 109.3 Delete the section and add the following: The penalties shall be found in **Section 1-1-20** of the City Code.
- (5) Section 111.3 Failure to Comply – Delete the last two lines and insert the following:...or unsafe condition, shall be liable for a fine as established by the **Section 1-1-20** of the City Code.
- (6) Section 505.1 Address numbers delete in the sixth line: or alphabet letters.

- (7) Add section 903.7 Sprinkler system design criteria. Sprinkler hydraulic designs for NFPA 13 and NFPA 13R systems shall be designed with a minimum of a five (5) pound difference between the sprinkler system design including hose requirements and the available water supply. The five (5) pound safety factor shall be applied to the water flow test after any adjustments for a seasonal low.
- (8) Section 3204.3.1.1 Fire Department should determine the requirement.
- (9) Section 3404.2.9.5.1 Fire Department should determine the requirements.
- (10) Section 3406.2.4.4 Fire Department should determine the requirement.
- (11) Section 3804.2 Fire Department should determine the requirement.
- (12) Reference Standards  
Delete the reference to the ICC Electric Code  
Delete the references to the International Plumbing Code in sections 903.3.5, 912.5, 221.2.32704.2.2.6 and insert the Illinois Plumbing Code.  
Adopt the Appendix D Fire Apparatus Access Roads.

**6-1-7**      **ELECTRICAL CODE; AMENDMENTS.**    The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the National Electrical Code – 2005 Edition – NFPA No. 70.

(A)      **Additions, Insertions and Changes.**

- (1) Article 310.2(B) – Delete “aluminum, copper-clad aluminum, or”.
- (2) Article 314-3 shall be deleted and prohibited.
- (3) Article 394 – “concealed knob-and-tube wiring” shall be deleted and prohibited.

**6-1-8**      **ENERGY CONSERVATION CODE; AMENDMENTS.**    The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International Energy Conservation Code – 2003 Edition.

(A)      **Additions, Insertions and Changes.**

- (1) Section 101.1 Insert “City of DuQuoin”.
- (2) Referenced Standards  
Delete the reference to the ICC Electric Code.

**6-1-9**      **INTERNATIONAL EXISTING BUILDING CODE;**  
**AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the International Existing Building Code – 2003 Edition.

(A)

**Additions, Insertions and Changes.**

- (1) Section 101.1 Insert "City of DuQuoin".
- (2) Section 112 Delete the section in its entirety and insert the following: The City Council shall be the Board of Appeals.
- (3) Section 1201.2 Insert 1980.
- (4) Referenced Standards  
Delete the reference to the ICC Electric Code.  
Delete the references to the International Plumbing Code in sections 101.2, 410.2, 503.2, 610.1, 810.1, 810.2, 810.3, 810.5.
- (5) Add the following appendix.  
Appendix A – Guidelines for Seismic Retrofit of Existing Buildings.  
Appendix A-1 Seismic Strengthening Provisions for unreinforced masonry bearing wall construction.  
Chapter A-2 Earthquake hazard reduction in existing reinforced concrete and reinforced masonry wall buildings with flexible diaphragms.  
Chapter A-2 Exit Terminals of Mechanical Draft and Direct-Vent Systems.  
Chapter A-3 Prescriptive provisions for seismic strengthening of cripple walls and sill plate anchorage of light, wood-frame residential buildings.  
Chapter A-4 Earthquake hazard reduction in existing wood frame residential buildings with soft, weak or open front walls.  
Chapter A-5 Earthquake hazard reduction in existing concrete buildings and concrete with masonry infill buildings  
Procedures for Safety Inspections of an Existing Appliance Installation.  
Appendix B Supplementary accessibility requirements for existing buildings and facilities.  
Resource A Guidelines on fire ratings of archaic materials and assemblies.

**6-1-10**      **RESIDENTIAL CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the International Residential Code – 2003 Edition.

(A)

**Additions, Insertions and Changes.**

- (1) Section R101.1 Insert "City of DuQuoin".
- (2) Section 108 Delete the section in its entirety and insert the following: The City Council shall be the Board of Appeals.
- (3) Table: 301.2(1) the following information shall be inserted in the Table

Ground Snow Load	20
Wind Speed	3 second 90 normal 75
Seismic Condition	D-1
Subject to Damage from	
Weathering	SEVERE
Frost Line Depth	30 inches
Termite	MODERATE to HEAVY
Decay	SLIGHT to MODERATE
Winter Design Temperature	6 degrees
Ice Shield Underlayment	Yes
Flood Hazard	See local flood ordinance
Air Freezing Index	1000
Mean Annual Temp	55 degrees
- (4) Section R309.2 Separation Required: Delete words "one-half (1/2) inch gypsum board" and add "five-eighths (5/8) inch gypsum board".
- (5) Sections R403 and R404.3.3 all references to wood footings and foundations are deleted. The use of wood footings and foundations is prohibited.
- (6) Delete Chapters 25, 26, 27, 28, 29, 30, 31, and 32. Refer to State of Illinois Department of Public Health Plumbing Code of 1998.
- (7) Reference Standards  
Delete the reference to the ICC Electric Code.  
Delete the references to the International Plumbing Code in sections 104.11.
- (8) Adopt the following appendices.  
Appendix A Sizing and Capacities of Gas Piping  
Appendix B Sizing of Venting Systems  
Appendix C Exit Terminals of Mechanical Draft and Direct-Vent Systems  
Appendix F Radon Control Methods  
Appendix G Swimming Pools, Spas and Hot Tubs

**6-1-11 ILLINOIS PLUMBING CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the Illinois Plumbing Code – 2004 Edition.

(A) **Additions, Insertions and Changes.**

(1) There are no changes to the Illinois Plumbing Code.

**6-1-12 ILLINOIS ACCESSIBILITY CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the Illinois Accessibility Code – 1997 Edition.

(A) **Additions, Insertions and Changes.**

(1) There are no changes to the Illinois Accessibility Code.

**6-1-13 LIMITATIONS ON CONSTRUCTION HOURS.**

(A) **General Construction and Carpentry.** There shall be no outdoor construction or carpentry activities generating noise at any time other than the following:

Monday through Friday	-	6:00 A.M. to 7:00 P.M.
Saturday	-	7:00 A.M. to 5:00 P.M.
Sunday and National Holidays	-	8:00 A.M. to 4:00 P.M.

Construction activity for emergencies may be allowed during the restricted time periods only upon issuance of a permit by the Building Inspector or his designated representative.

(B) **Operation of Heavy Construction Equipment, Trucks of Class D and Above Registration, Excavation and Demolition.** There shall be no operation of heavy construction equipment, or excavation or demolition activities involving the use of excavating or earth-moving equipment including loaders, back-hoes, jack hammers, or similar equipment on Sunday or National holidays or at any time other than the following:

Monday through Friday	-	7:00 A.M. to 5:00 P.M.
Saturday	-	8:00 A.M. to 5:00 P.M.

Construction activity for emergencies may be allowed during the restricted time periods only upon issuance of a permit by the Building Inspector or his designated representative.



## ARTICLE II - MONOXIDE ALARM DETECTOR

### 6-2-1 DEFINITIONS.

**"Approved carbon monoxide alarm"** or **"alarm"** means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory, and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association.

**" Dwelling unit"** means a room or suite of rooms used for human habitation, and includes a single family residence as well as each living unit of a multiple family residence and each living unit in a mixed use building.

### 6-2-2 CARBON MONOXIDE DETECTOR.

(A) Every dwelling unit shall be equipped with at least **one (1)** approved carbon monoxide alarm in an operating condition within **fifteen (15) feet** of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

(B) Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within **fifteen (15) feet** of every room used for sleeping purposes.

(C) It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

(D) The carbon monoxide alarms required under this Act may be either battery powered, plug-in with battery back-up, or wires into the structure's AC power line with secondary battery back-up.

**6-2-3**        **VIOLATION.**

(A)            Willful failure to install or maintain in operating condition any carbon monoxide alarm required by this Article is a violation of **Section 1-1-20.**

(B)            Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction and a Class 4 felony in the case of a second or subsequent conviction.

**6-2-4**        **EXEMPTIONS.**    The following residential units shall not require carbon monoxide detectors:

(A)            A residential unit in a building that:

- (1)            does not rely on combustion of fossil fuel for heat, ventilation, or hot water;
- (2)            is not connected in any way to a garage; and
- (3)            is not sufficiently close to any ventilated source of carbon monoxide, as determined by the local building commissioner, to receive carbon monoxide from that source.

(B)            A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the building inspector.

## **ADDENDUM "A"**

### **BUILDING PERMIT FEES**

In accordance with the provision of **Section 6-1-4(A)(4)** the building permit fees shall be as follows:

- Minimum fee - \$50.00 plus 10 cents per square foot over 100 square feet