

**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 Village.

**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 Village Zoning Code, or other ordinances or statutes.

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

- (A)            The International Building Code/2003
- (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 – 2003 Edition.

- (A)            **Additions, Insertions and Changes.**
  - (1)          Section 101.1 - Insert "Village of Evansville".

- (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 1-6.2.1 – 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 Village Board 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 Village 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 an 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 test. 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 Village of Evansville.
- (14) Section 1612.3 Insert January 1, 2007.
- (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.
- (16) Section 2701.1 Delete the reference to the ICC Electric Code and insert the National Electric Code 2005 edition.
- (17) Section 29-1.1 Delete references to the International Plumbing Code and add the following: The Village Building 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 Chapter. 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) Section 3410.2 Insert 1980.
- (20) Referenced Standards  
Delete the reference to the ICC Electric Code  
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 "Village of Evansville".
- (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 Village 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 Village Code.
- (6) Section 109 Delete the section in its entirety and insert the following: The Village Board 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**      **FUEL GAS CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International Fuel Gas Code – 2003 Edition.

(A)

**Additions, Insertions and Changes.**

- (1) Section 101.1 - Insert "Village of Evansville".
- (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: The penalties shall be found in **Section 1-1-20** of the Village 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 Village Code.

- (6) Section 109 Delete the section in its entirety and insert the following: The Village Board 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 301.6, 624.2.1.1, 624.2 and insert the Illinois Plumbing Code.  
Adopt the Appendix A – D.
  - (a) Appendix A – Sizing and Capacities of Gas Piping
  - (b) Appendix B – Sizing of Venting Systems Serving Appliances equipped with Draft Hood, Category I Appliances and Appliances Approved for Use with Type B Vents
  - (c) Appendix C – Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
  - (d) Appendix D – Recommended Procedure for Safety Inspection of Existing Appliance Installations

**6-1-7**      **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 "Village of Evansville".
- (2) Section 105 Permits Delete the section in its entirety.
- (3) Section 108 Delete the section in its entirety and insert the following: The Village Board 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 Village 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 Village 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.

**6-1-8**      **ELECTRICAL CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International 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.

**6-1-9**      **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 “Village of Evansville”.
- (2) Referenced Standards  
Delete the reference to the ICC Electric Code.

**6-1-10**      **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 "Village of Evansville".
- (2) Section 112 Delete the section in its entirety and insert the following: The Village Board shall be the Board of Appeals.
- (3) Section 1201.1 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, 8105.
- (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.

**6-1-11 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 "Village of Evansville".
- (2) Section 108 Delete the section in its entirety and insert the following: The Village Board 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) Referenced 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

**6-1-12 ILLINOIS PLUMBING CODE; AMENDMENTS.** The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the International Plumbing Code – 2004 Edition.

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

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



**6-1-13**     **ILLINOIS ACCESSIBILITY CODE; AMENDMENTS.**     The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the International Accessibility Code – 1997 Edition.

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

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

**6-1-14**     **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             -     7:00 A.M. to 7:00 P.M.
- Saturday                             -     8:00 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 Commissioner.

(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 Commissioner.