

ORDINANCE NO. \_\_\_\_\_  
Date Passed: October 24, 2016

**AN ORDINANCE ADOPTING THE 2015 EDITION  
OF THE *INTERNATIONAL RESIDENTIAL CODE***

**WHEREAS**, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

**WHEREAS**, Section 22-105 of the Rochelle Municipal Code adopts the *International Building Code*, 2003 edition, and any supplements and appendices thereto, by reference as the City's Residential Dwelling Code for the regulation of buildings and structures and manufactured housing and mobile homes; and

**WHEREAS**, the City Council finds that it is in the best interests of the City to adopt an updated version in the form of the *International Residential Code*, 2015 edition, with certain amendments thereto;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS**, as follows:

1. Section 22-105 of the Rochelle Municipal Code is hereby removed in its entirety and replaced with the following:

Sec. 22-105 - Adopted by Reference.

The International Code Council (ICC) Residential Code, 2015 edition, together with any supplements and any appendices or amendments thereto, as published by the ICC is hereby adopted in its entirety by reference as the building code for the city as though fully set forth herein. A copy of this Code shall remain on file at the office of the city clerk and building division of the public works department for public review and inspection.

2. Section 22-106 of the Rochelle Municipal Code are hereby removed in its entirety and replaced with the following:

Sec. 22-106 - Amendments.

The following Sections of the *International Residential Code*, 2015 edition, as adopted in Section 22-105 of this Code, are revised as follows:

- (1) *Section 101.1* Insert, for name of jurisdiction, "City of Rochelle, Illinois."

- (2) *Section 101.2 Scope.* Section 101.2 Scope shall be amended to add the following to the end of the first paragraph:

“These provisions shall be applicable to manufactured homes used as single-family dwelling units installed on both privately owned lots and rented lots all within trailer parks and mobile home parks. Structures, as defined in said code, shall include mobile homes.”

- (3) *Table R301.2(1).* Table R301.2(1) shall be amended to read as follows:

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone		Weathering	Frost Line Depth	Termite					
30	115	NO	NO	NO	A	SEVERE	42"	MOD/H EAVY	-4 DEG F	YES		1197	51 DEG F

- (4) *Section R313 Automatic Fire Sprinkler System.* Section R313 Automatic Fire Sprinkler System is deleted in its entirety and replaced with the following:

“Section R313  
Automatic Fire Sprinkler System

*R313.1 Townhouse Automatic Fire Sprinkler System.* An automatic residential fire sprinkler system shall be installed in townhouses.

**Exception:**

An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed, unless the installation of automatic fire sprinklers is required by local municipal ordinance or ordinance of the local fire protection district.

*R313.1.1 Design and Installation.* Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the current edition of the Illinois Plumbing Code and the NFPA 13 D.

*R313.1.2 Other Code Requirements.* All structures built without automatic fire sprinkler systems shall comply with all other code requirements of the *International Residential Code* for non-sprinklered construction.

*R313.2 One- and Two-Family Dwellings Automatic Fire Systems.* An automatic residential fire sprinkler system shall not be required to be installed in one- and two-family dwellings, including additions and alterations to such dwellings.

**Exception:**

This provision shall not apply where the installation of automatic fire sprinklers is required by local municipal ordinance or ordinance of the local fire protection district.

*R313.2.1 Design and Installation.* Automatic residential fire sprinkler systems for one- and two-family dwellings shall be designed and installed in accordance with the current edition of the Illinois Plumbing Code and the NFPA 13 D.

*R313.1.2 Other Code Requirements.* All structures built without automatic fire sprinkler systems shall comply with all other code requirements of the *International Residential Code* for non-sprinklered construction."

- (5) *Section R322.1.5 Lowest Floor.* Section R322.1.5 Lowest Floor is amended to read as follows:

"*R322.1.5 Lowest Floor.* The lowest floor shall be the floor of the lowest enclosed area, including basement."

- (6) *Section R322.2.1 Elevation Requirements.* Section R322.2.1 Elevation Requirements, subsection 1 is amended to read as follows:

"1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated 12" (30.5 cm) above the design flood elevation."

- (7) *Section R322.2.1 Elevation Requirements.* Section R322.2.1 Elevation Requirements is amended to include the following subsection 4:

"4. Basement floors that are below grade on all sides shall be elevated 12" (30.5 cm) above the design flood elevation."

- (8) *Section R322.2.2 Enclosed Area Below Design Flood Elevation.* Section R322.2.2 Enclosed Area Below Design Flood Elevation, and all of its subparts, is deleted in its entirety.

- (9) *Section R403.3.5 Detached Garages or Sheds.* Section R403.3.5 is added to read as follows:

*"R403.3.5 Detached Garages or Sheds.* The Code Official may approve a continuous slab on ground foundations which are located where adequate subsoil drainage frost protection is provided and the following conditions are met:

1. Structure is non-occupiable, unconditioned, detached, or Use Groups S or U, does not contain any masonry and does not exceed one (1) story or 25 feet (7.62 m) in height.
2. Slab / foundation may not bear on peats, organic or other questionable soils.
3. Slab thickness is not less than 4" with a minimum of 6" x 6" 10#/10# WWF reinforcing.
4. The perimeter of the slab turns down to a minimum of 12" below grade and is reinforced with a minimum of 1 continuous (minimum 12" tied laps) #4 steel reinforcing bar.
5. A minimum of 4" of screened and washed gravel or crushed stone under entire slab. The grade surrounding the building shall fall a minimum of 6" within the first 10'.

- (10) *Section R1005.1 Listing and Clearances.* Section R1005.1 Listing and Clearances is amended to read as follows:

*"Section R1005.1 Listing and Clearances.* Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's installation instructions. Where, upon inspection, listing specifications are not present or visible, combustible materials within 18 inches of the chimney shall be protected with 5/8" Type X gypsum board or equivalent."

- (11) *Chapter 11 Energy Efficiency.* Chapter 11 Energy Efficiency shall be deleted in its entirety and replaced with the following:

**"CHAPTER 11 ENERGY EFFICIENCY**

*Section N1101.1 General.* The provisions of the Illinois Efficient Buildings Act, which adopts the International Energy Conservation Code with State of Illinois Amendments, shall control the construction of energy efficient facilities.

*Section N1104.2 Above Code Programs.* Compliance shall be demonstrated by meeting the requirements of the current *International Energy Conservation Code* as mandated by the State of Illinois.”

- (12) *Section M1201.2 Application.* Section M1201.2 Application is amended to read as follows:

“*M1201.2 Application.* In addition to the general administration requirements of Chapter 1, the administrative provisions of this Chapter shall also apply to the mechanical requirements of Chapters 12 through 24, and the Authority Having Jurisdiction (AHJ).”

- (13) *Section M1201.3 Licenses and Permits.* Section M1201.3 Licenses and Permits is added to read as follows:

“*M1201.3 Licenses and Permits.* Mechanical licenses and permits shall be obtained in accordance with Chapter 1 and the 2015 International Mechanical Code, as adopted and amended by Sections 22-88 and 22-89 of the Rochelle Municipal Code.

**Exception:**

This Section does not apply in a jurisdiction with no mechanical licensing requirements.”

- (14) *Section M1203 Hearing Requirements.* Section M1203 Heating Requirements is added to read as follows:

“Section M1203  
Heating Requirements

*M1203.1 Heating Required.* Heat / supply air is required in all rooms (including bathrooms).

**Exception:**

Unoccupied storage or other unoccupied spaces.”

- (15) *Section M1401.3.1 Calculations Required.* Section M1401.3.1 Calculations Required is added to read as follows:

“*M1401.3.1 Calculations Required.* The permit applicant shall submit room by room Manual J, S, and D calculations for all HVAC equipment and/or replacements prior to permit issuance.”

- (16) *Section M1401.6 Furnace Repair.* Section M1401.6 Furnace Repair is added to read as follows:

*"M1401.6 Furnace Repair.* The use of furnace cement or welding for the repair of a furnace heat exchanger is prohibited."

- (17) *Section M1408 Vented Floor Furnaces.* Section 1408 Vented Floor Furnaces is hereby deleted in its entirety, including all of its subparts.

- (18) *Section M1602.2 Return Air Openings.* The first sentence of Section M1602.2 Return Air Openings is amended to read as follows:

*"M1602.2 Return Air Openings.* Return air openings for HVAC systems for all dwelling units, including manufactured and modular homes, shall comply with all of the following: [remainder unchanged]."

- (19) *Section G2414.10.5 Welded Connections Required.* Section G2414.10.5 Welded Connections Required is added to read as follows:

*"G2414.10.5 Welded Connections Required.* All gas lines two and one half inches (2 ½") inside diameter size or larger shall be of welded construction between the consumer's connection to the gas meter and the shut-off valve located immediately adjacent to any gas burning unit. All gas fuel lines carrying gas at one (1) P.S.I.G. or greater, shall be of welded construction between the consumer's connection to the gas meter and the shut-off valve located immediately adjacent to any gas burning unit."

- (20) *Section G2415.12 (404.12) Minimum Burial Depth.* Section G2415.12 (404.12) is amended to read as follows:

*"G2415.12 (404.12) Minimum Burial Depth.* Underground piping systems shall be installed at a minimum depth of 12" (30.5 cm) below grade except as provided for in Section G2415.12.1. Piping systems and electrical wiring shall be separated a minimum of 12" (30.5 cm) horizontal when sharing the same trench. Burial depth may be less than 12" (30.5 cm) as provided in Section G2415.12.1.

- (21) *Section G2445 (621) Unvented Room Heaters.* Section G2445 (621) Unvented Room Heaters is deleted in its entirety, including all of its subparts.

- (22) *Section P2501.1 Scope.* Section P2501.1 Scope is amended to read as follows:

*“P2501.1 Scope. The provisions of this Chapter and the Illinois Plumbing Code, including any local amendments, shall govern the installation of plumbing. All work shall be performed by State of Illinois licensed plumbers in accordance with the Plumbing Licensing Act.”*

(23) *Appendices.* The following appendices are hereby adopted as if incorporated herein:

- a. Appendix E “Manufactured Housing Used as Dwellings”
- b. Appendix F “Passive Radon Gas Controls”
- c. Appendix G “Piping Standards for Various Applications”
- d. Appendix H “Patio Covers”
- e. Appendix J “Existing Buildings and Structures”
- f. Appendix M “Home Day Care - R-3 Occupancy”

3. Section 22-107 is hereby deleted in its entirety.

This ordinance shall become effective after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 24<sup>th</sup> day of October, 2016.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attested:

\_\_\_\_\_  
City Clerk