

ORDINANCE NO. 2020-_____

**AN ORDINANCE AMENDING SECTION 14.03.020
OF THE WESTCHESTER MUNICIPAL CODE**

WHEREAS, the Village of Westchester (“Village”) previously adopted the 2012 International Residential Building Code with the additions, insertions, deletions and modifications prescribed in Section 14.03.020 of the Westchester Municipal Code; and

WHEREAS, the corporate authorities of the Village desire to amend a portion of Section 14.03.020, entitled “Modifications – Insertions, additions, deletions and modifications,” of Chapter 14.03, entitled “International Residential Code 2012,” of Title 14, entitled “Buildings and Construction,” of the Westchester Municipal Code, by eliminating the amendment to the International Residential Code 2012 that had added a definition of new construction regarding the installation of an automatic residential fire sprinkler system in one- and two-family dwellings.

NOW, THEREFORE, BE IT ORDAINED, by the Village President and the Board of Trustees of the Village of Westchester, Cook County, Illinois, as follows:

Section 1. Section 14.03.020, entitled “Modifications – Insertions, additions, deletions and modifications,” of Chapter 14.03, entitled “International Residential Code 2012,” of Title 14, entitled “Buildings and Construction,” of the Westchester Municipal Code is hereby amended as follows:

14.03.020 - Modifications—Insertions, additions, deletions and modifications.

The following sections are revised (insertions, additions, deletions and modifications):

Section R101.1. Insert: Village of Westchester

Section R105.2 Permits — delete the following:

Building Items 1—5, 6 cabinets and counter tops, 7, 9 and 10

Electric item 3

Gas item 3

Mechanical item 4.

Section 105.1.1 Add the new section and the following:

Section 105.1.1. Combining storm with sanitary drainage: The sanitary and storm drainage systems of the structure shall be entirely separate.

Any contractor who installs storm or sanitary piping shall be an Illinois licensed plumber or have a valid and current drain layers license.

Section 105.10 Special conditions when special conditions exist or arise during construction, which necessitate additional precautions, the building official may require work in excess of requirements specified herein.

Section R 106.1 Submittal documents — three sets of plans are required.

Section R106.3. Examination of documents: Delete this section only (No subsections) in its entirety and amend to read:

Section R106.3.1 Examination of documents: It shall be required that all plans for new construction, alteration, or other building operation within the Village of Westchester be reviewed by the Community Development Department or an approved plan review engineering agency, with incurred cost to be absorbed by the applicant.

Section R108.1. Payment of fees: Delete this section in its entirety and amend to read:

Section R108.1. Payment of fees: A permit to begin work shall not be issued until the required fees have been paid and the required bond and certificate of insurance have been submitted.

Section R108.2 See Section 14.01.110 Article 2 for fee schedule.

Section R108.5. Refunds: Delete this section in its entirety and amend to read:

Section R108.5. Refunds: There shall be no refund of the basic permit fees upon cancellation or voiding of a permit pursuant to the terms thereof. Upon written request the water meter, if not used, may be returned for credit and the other inspection fees may be prorated.

Section R 112 Delete the section in its entirety and insert See section 14.01.060 of Title 14 for the Board of Appeal.

Table R301.2(1) Complete the Table as follows:

Ground Snow Load	WIND DESIGN		Seismic Design Category	SUBJECT TO DAMAGE FROM			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed	Topographic Effects		Weathering	Frost Line Depth	Termite					
25	90	No	B	Severe	48"	Moderate	-4	Yes	Yes	1700	50

R304.1 delete section and add the following: No habitable room shall have a floor area less than one hundred ten square feet except kitchens, breakfast rooms, libraries and sunroom and one room shall have a minimum of one hundred twenty square feet.

R304.2.1 Add the following: Bedrooms shall have a minimum floor area as follows:

- (1) On bedroom unit, one hundred sixty square feet.
- (2) Two or more bedroom unit:
 - (A) First bedroom unit, one hundred forty four square feet.
 - (B) Each additional bedroom, one hundred ten square feet.

R309.1 Add the following to the end of the second paragraph: In addition all garages shall have a four inch gas curb between the garage and the living space.

R311.5.2 Add the following: Attached and detached garages.

All attached and detached garages shall have a minimum of one 36 inches wide side hinged door and a minimum of one window.

R313.1.1 Add NFPA13D after P2904.

Section R324 Add the following section: Exterior masonry walls above grade:

(a) General:

(1) The exterior walls of all one and two-family residences shall have a facing brick exterior to the extent indicated:

(A) Single-story residence: face brick to eave or attic floor level. Stucco (excluding Dryvit), cultured stone or masonry may be applied over a face brick façade.

(B) Two-story single-family residence: face brick to the second story floor level. Stucco (excluding Dryvit), cultured stone or masonry may be applied over a face brick façade.

(C) Two-story, two apartments: face brick for the full height of building. Stucco (excluding Dryvit), cultured stone or masonry may be applied over a face brick façade.

(D) One-story single-family residential additions: face brick to bottom of the windows, minimum of three feet. Stucco (excluding Dryvit), cultured stone or masonry may be applied over a face brick façade.

(E) Two-story single-family additions: face brick to the second floor level. Stucco (excluding Dryvit), cultured stone or masonry may be applied over a face brick façade.

(b) Allowable Height and Thickness.

(1) Single-family residences not more than two-story in height, masonry walls (other than coursed or rough and random stone walls) shall be eight inches thick, when not over thirty feet in height, measured from grade to ridge of gable ends. In which case, roof must be designed to impart no lateral or horizontal thrust. When the roof imparts a lateral or horizontal thrust on walls, the minimum thickness shall be twelve inches.

(2) Rough or random or coursed rubble stone walls shall be not less than sixteen inches in thickness.

(3) Story-story family-family residences: masonry walls to the second floor joists shall be not less than twelve inches thick. Walls from the second floor joists, where the span is not greater than twenty-five feet from outside wall to outside walls, shall be no less than eight inches thick.

(c) Backing shall be solid or hallow masonry units with minimum thickness:

(1) Bonded to face four inches thick. (See Section 14.03.270(d).)

(2) Tied to facing with sheet metal ties, eight inches thick.

(d) Furring for interior finish shall be not less than two inches thick, sixteen inches on center. Install horizontal furring strips at ceiling and floor to form fire stop and prevent convection.

(e) Lintels: size to be determined by span in each case. No load concentration over nonreinforced lintels.

(1) Lintels may be concrete, reinforced brick and reinforced structural clay tile.

(2) Stone or masonry arch.

(3) Steel Angie. See ASTM A7-56T.

- (4) Support on not less than four inches of solid masonry.
- (f) Rafter plate anchor bolts to be installed.
 - (1) Diameter one-half inch minimum, minimum length fifteen inch masonry unit wall and ten inch in poured concrete walls.
- (g) Vertical chases:
 - (1) Construct at time wall is built.
 - (2) Maximum length for vertical chases where net wall thickness is eight inches, is four feet.
 - (3) Maximum chase depth four inches.
 - (4) Back and sides of chase to be plastered with one-half inch of portland cement mortar.
- (h) Horizontal chases:
 - (1) Not acceptable unless wall thickness is at least four inches greater than the wall thickness required in subsection (b) of this section.
 - (2) Maximum depth four inches.

R325 Driveways and sidewalks.

General 325.1.

Pitched for proper drainage. If adjacent to foundation, top of driveway to be four inches below top of foundation.

- (a) Concrete:
 - (1) Thickness: five inches.
 - (2) Base: four inch gravel or crushed stone, compacted.
 - (3) Mix: four thousand psi, 6+ bag concrete mix, air entrained.
 - (4) Protect as specified: Concrete flatwork (sidewalks, garage slabs, patios and terraces): concrete shall be protected from excessive moisture loss after finishing for a period of six days of curing. A plastic cover or heavy waterproof paper, securely fastened down, or a membrane curing compound (ASTM 309-58) may be applied.
 - (5) Driveways only — Welded mesh six by six by W1.4 x W1.4 placed two inches below surface or listed fiber mesh installed per the manufacture.

(b) Asphalt. Base course to be five inches thick, thoroughly compacted, with a surface of a minimum of two inches asphalt.

R325.2 Driveway approach — portion between public sidewalk and curb.

(a) Concrete: thickness, five inches.

(1) Base: four inch gravel or crushed stone, compacted.

(2) Welded mesh six by six by W1.4 x W1.4 placed two inches below surface or listed fiber mesh installed per the manufacture.

(3) Isolation joints premolded one-half inch thick at intersection of public sidewalk and at curb.

(b) Asphalt: prohibited.

(c) Public sidewalk: if sections of public sidewalk crossed by driveway are replaced, they shall comply with requirements for driveway approach.

(d) When replacing a driveway approach, any mountable (roll over) at the driveway shall be required to be replaced with a depressed curb and gutter. Curb removal and replacement shall be accomplished by saw cutting and removing the limits of existing curb and gutter and replaced with a depressed curb and gutter, "sawing off" the top of the curb will not be allowed.

R325.3 New Residential Construction.

In all new residential construction, driveways and driveway approaches shall be concrete, unless the approved subdivision plan specifically permits use of other material.

R325.4 Entrances and Yard Sidewalks.

R325.4.1 Material.

Material shall be four thousand psi, 6+ bag concrete mix, air entrained; four inch gravel on crushed stone base.

R325.4.2 Main Entrance.

(a) Minimum width, three feet. Minimum thickness, five inches.

(b) Base: four inch gravel or crushed stone, compacted.

(c) Provide premolded isolation joint at entrance platform and at intersection with driveway on public sidewalk.

- (d) Provide contraction joints at four foot intervals.

R325.4.3 Service Walks.

- (a) Minimum width, two feet. Minimum thickness, five inches.
- (b) Base: four inch gravel or crushed stone, compacted.
- (c) Provide isolation joint and contraction joints.

(d) Where running parallel to adjacent foundation, elevation shall be not less than four inches below top of foundation.

R326 Add the following section: Window Wells.

R326.1 Metal window wells.

- (a) Sealed and firmly fastened to concrete foundation.
- (b) Concrete bottom, with drain and four-inch rigid plastic pipe sleeved through footing to interior drain tile and storm sump.
- (c) Top to be not more than two inches below top of foundation and four inches above grade level.

Concrete window wells.

Design to be approved by building official.

R401.5 Add the following section: Site grading.

(a) Grading of every lot shall conform with general elevation and grading plan of the subdivision and shall be performed so that water will drain away from building on all sides and off of lot by way of swales at side and near lot lines, or other approved method. See Section 14.02.010 for provisions regarding grades and elevations.

(b) Finish Grading. The black dirt base for sod shall be placed in such a manner as to maintain the planned grade and slope necessary for control of surface water runoff.

Section 401.6 Add the following section: Form requirements and striping.

- (a) Double forms required for all concrete foundation walls and footing.
- (b) Forms to be built straight, plumb, tight and rigidly braced.

(c) Stripping of forms shall not be done sooner than forty-eight hours after pouring in summer weather, and not less than five days in winter weather.

(d) All form ties shall be removed from concrete walls and opening sealed before backfilling.

R402.2.1 Add the following section: Placing concrete.

(a) Concrete to be placed continuously. If unforeseen circumstance does not permit continuous placing, approval of the building official is required.

(b) When concrete is not placed continuously, top surface shall be clean scored and wetted before pour is continued. Vertical joints shall be keyed and reinforcement bars installed.

(c) Spade and rod concrete thoroughly in form work.

(d) Truck mixers should deliver concrete at a number of points around wall forms to avoid chuting overlong distance and segregation of mix. Concrete should not be dumped in large quantities in one spot.

(e) One inch of sand shall be placed over column footings to prevent adherence of floor slab to column floating surface.

Section R408.8 Add the following: Additional requirements:

(a) Minimum height: there shall be a minimum of twenty-four inches unobstructed height from the bottom of floor joists to the floor surface of crawl space.

(b) The minimum height of an unfinished floor of a crawl space shall be above grade level of surrounding adjacent ground. Ground shall be level and covered with four inches of crushed stone or gravel over which there shall be a one Perm vapor barrier extending up interior foundation a minimum of six inches and be attached to foundation wall.

(c) Crawl space floor below grade shall be level, covered with four inches of crushed stone or gravel, with a minimum of two inches of concrete. Height shall comply with subsection (a) of this section.

(d) Crawl space shall comply with the ventilation requirements of Section 14.02.150, access requirements of Section 14.02.210(c) and insulation requirements of Section 14.03.050(3), (4) and (5) of this title.

(e) In flood hazard areas, floor of crawl space shall not be below adjacent ground level.

Section 506.3 Add the following section: Concrete thickness.

- (a) All terraces and porch slabs shall have minimum thickness of 5 inches.
- (b) Base: four inch gravel or crushed stone, compacted.

Chapters 25 — 32 Delete in their entirety and insert The Illinois Plumbing Code 2014 edition.

Chapter 44 Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition.

Delete all references to the International Private Sewage Code.

Appendices — Adopt the following appendices A, B, C, F G, H, J, K.

Section 2. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED this 28th day of January, 2020, pursuant to a roll call vote as follows:

Angelo A. Calcagno	<u> A </u>	Frank Perry	<u> A </u>
Cathy Kuratko	<u> A </u>	Nick Steker	<u> N </u>
Tracy Hart Markey	<u> A </u>		
		President Gattuso	<u> A </u>

APPROVED this 28th day of January, 2020.



Paul Gattuso, Village President

ATTEST:



Stanley V. Kolodziej, Village Clerk

ORDINANCE NO. 2020 - 2330

AN ORDINANCE AMENDING SECTION 14.03.020
OF THE WESTCHESTER MUNICIPAL CODE

PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
THIS 28th DAY OF JANUARY, 2020

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Authority of the Corporate
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