

VILLAGE OF GURNEE

2012 - 55

AN ORDINANCE ADOPTING THE 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE IV OF THE GURNEE MUNICIPAL CODE

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF GURNEE, ILLINOIS

ON

JUNE 18, 2012

Published in pamphlet form by authority of the Village Board  
of the Village of Gurnee, Lake County, Illinois,  
this 19<sup>th</sup> day of June, 2012.

KRISTINA KOVARIK	<b>President</b>	JEANNE E. BALMES	Trustee
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2012- \_\_\_\_\_

**AN ORDINANCE ADOPTING THE 2012 INTERNATIONAL RESIDENTIAL  
CODE FOR ONE AND TWO FAMILY DWELLINGS,  
AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING  
PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18  
ARTICLE IV OF THE GURNEE MUNICIPAL CODE**

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**WHEREAS**, The President and Board of Trustees of the Village of Gurnee have determined that it is in the best interest of the Village of Gurnee to amend the Gurnee Building Code (Chapter 18 Article IV of the Gurnee Municipal Code) and adopt the 2012 International Residential Code for One and Two Family Dwellings, as modified, as the standard by which all residential 1 & 2 Family residential construction work within the Village of Gurnee shall be preformed.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GURNEE, LAKE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:**

**SECTION 1.** That Chapter 18 Article IV, entitled "One- and Two-Family Dwelling Code" of the Gurnee Municipal Code is hereby deleted in its entirety and replaced with a new Chapter 18 Article IV, entitled "One- and Two-Family Dwelling Code", to provide as follows:

**"CHAPTER 18 ARTICLE IV. ONE- AND TWO-FAMILY DWELLING CODE.**

**Sec. 18-101. Adoption.**

The regulations, conditions, definitions, and stipulations concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of buildings and structures and their service equipment, as set forth in the 2012 International Residential Code for One- and Two-Family dwellings, with modifications and supplements set forth in section 18-102, are hereby adopted and made applicable, subject to exceptions made in this article, to all existing or proposed one and two family buildings and accessory structures within the corporate limits of the village. The following chapters, and each section and subsection of each such chapter, are not hereby adopted and shall not be applicable in the village:

- Chapter 25 Plumbing Administration
- Chapter 26 General Plumbing Requirements
- Chapter 27 Plumbing Fixtures
- Chapter 28 Water Heaters
- Chapter 29 Water Supply and Distribution
- Chapter 30 Sanitary Drainage
- Chapter 31 Vents
- Chapter 32 Traps
- Chapter 33 Storm Drainage
- Chapter 34 Electrical General Requirements
- Chapter 35 Electrical Definitions

Chapter 36 Services  
Chapter 37 Branch Circuit and Feeder Requirements  
Chapter 38 Wiring Methods  
Chapter 39 Power and Lighting distribution  
Chapter 40 Devices and Luminaries  
Chapter 41 Appliance Installation  
Chapter 42 Swimming Pools  
Chapter 43 Class 2 Remote-Control, Signaling and Power-Limited Circuits  
Appendix E Manufactured Housing Used As Dwelling Appendix I Private Sewage Disposal  
Appendix L Permit Fees  
Appendix M Home Day Care – R-3 Occupancy  
Appendix N Venting Methods  
Appendix O Automatic Vehicular Gates  
Appendix P Sizing of Water Piping Systems  
Appendix Q ICC Electric Provisions/NEC Cross Reference

**Sec. 18-102. Modifications, Supplements and Exceptions.**

The following sections of the 2012 International Residential Dwelling Code for One- and Two-Family Dwellings, are revised as follows:

**CHAPTER 1 ADMINISTRATION**

**SECTION R101 TITLE, SCOPE and PURPOSE**

**Section R101.1 Title**

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows: "These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings of the Village of Gurnee*, and shall be cited as such and will be referred to as "this code."

**Section R102.5 Appendices.** Amend this Sub-Section to read as follows: "Appendixes Chapter A, B, C, D, F, G, H, J, and K are adopted as a part of this Code."

***SECTION R105 PERMITS***

**Section R105.7 Placement of permit.**

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

"Permit Placard. The permit holder or his agent shall post the permit placard on the jobsite in an assessable and conspicuous place to allow the building official or his designee to make required entries. The card shall be maintained on the site until the final inspection(s) have been completed and approved. A permit placard is "site and project specific" and shall only be posted at the location where the work has been authorized and a permit has been issued."

**SECTION R106 CONSTRUCTION DOCUMENTS**      *Subsection R106.1 Submittal Documents* is revised to add a period after the word "professional" in the second sentence and delete the remainder of the sentence to read as follows:

"R106.1 Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional."

**Section R106.3.1 Approval of construction documents.**

Amend the last sentence to read: "The other set, including plan review comments, shall be returned to the applicant, shall be available at the site of work and shall be open to inspection by the building official or his or her authorized representative."

**SECTION R108 FEES**

**Section R108.3 Building permit valuations.**

At the end of this Sub-Section, add the following sentence: "Valuation shall be determined by the building safety department based upon the type of construction and the use group occupancy cost per square foot table published on the ICC web site, or other comparable publications. The valuation table shall be updated from the ICC web site on the 1st of March each year."

**SECTION R109 INSPECTIONS**

**Section R109.1.1**      At the end of this Sub-Section, the following Sub-Section shall be added:

"**R109.1.1.1 Damp proof & tile:** This inspection is made upon completion of all foundation and installation of any foundation drains, damp proofing, window wells, and drains installed and before backfill to excavated area around foundation occurs."

**Section R109.1.4 Frame and masonry inspection.**

At the end of this Sub-Section, the following Sub-Section shall be added:

"**R109.1.4.1 Insulation:** This inspection is made when insulation is in place and the dwelling is weather tight but before wall and ceiling finishes are applied."

**Section R109.4 Approval required.**

At the end of this Sub-Section, the following Sub-Section shall be added:

**"R109.5 Prefabricated Construction is prohibited.**

*Exception:* Building panels that are open for inspection after erected are permitted. These panels must be in compliance with this code and all other codes that are adopted by the Village of Gurnee. Where questions arise if the panels are open for inspection, the ruling of the building official shall prevail."

**CHAPTER 2 DEFINITIONS**

***SECTION R202 DEFINITIONS***

***Section R202 Definitions*** For this Section, the following definition shall be added:

**"USABLE SPACE.** Space in a building for living, sleeping, eating, cooking, bathrooms, toilet rooms, closets, halls, storage or utility space, and similar areas."

**CHAPTER 3 BUILDING PLANNING**

**Table R301.2.(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Enter values in the respective columns as follows:

Ground Snow load = 30

Wind speed (mph) = 90

Wind Design Topographic Effects = No

Seismic design Category = A

Weathering= Severe

Frost line depth = 42"

Termite = moderate to heavy,

Winter Design Temp = -10 degrees F,  
Ice Barrier Underlayment Required = Yes  
Flood Hazard Adoption = 6/24/74 (Ord. 74-19)

Flood Insurance Study Date = 9/7/2000

FIRMS: Panel	Date
17097C0063 F	9/3/97
17097C0064 G	9/7/00
17097C0068 G	9/7/00
17097C0069 G	9/7/00
17097C0132 G	9/7/00
17097C0154 G	9/7/00
17097C0155 G	9/7/00
17097C0156 G	9/7/00
17097C0157 G	9/7/00

Air Freezing Index = 2000,  
Mean Annual Temp = 47.6 degrees F

**Table R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**

Amend value for sleeping rooms from 30 # to 40 #.

**R302.6 Dwelling/Garage Fire Separation.**

Delete Section in its entirety and replace with the following:

"The garage shall be separated from the dwelling unit by not less than 5/8-inch, Type X gypsum board or equivalent applied to the garage side of all garage walls and ceiling. Openings in garage walls and ceiling shall comply with section 302.5.

Delete Table R302.6 in its entirety.

***SECTION R307 TOILET, BATH AND SHOWER SPACES***

**Section R307.1 Space required.**

Amend this Sub-Section to read as follows: "Fixtures shall be spaced as per the Village of Gurnee Plumbing Code."

Add the following sub-sections after 307.2

**R307.2.1 Wall Covering.** Walls in shower and tub areas shall be sheeted with an approved material before the tub or shower (with or without an enclosure) is set.

**R307.3 Freezing.** No water piping or fixture traps shall be permitted in a wall against an unheated area. Walls or chases with plumbing in them adjacent to walls against unheated areas shall be separated from the unheated areas with an insulated wall sheeted on the inside with an approved sheathing.

## ***SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS***

Section R310.1 Delete the exception from the requirement in its entirety

## **CHAPTER 6 WALL CONSTRUCTION**

### **R602.3.1 Stud Height Size and Spacing.**

Add the following as Exception 3:

"In walls where plumbing waste and vent piping larger than trade size one and one-half inch (1-1/2 inch) will occur, the wall shall be framed with not less than 2 x 6 framing members. Boring for pipes shall occur as allowed in the boring section of this code. Scabbing or furring of this wall area shall not be allowed."

### **Table R 602.3(5) Size, Height and Spacing of Wood Studs**

Reference to and use of 2x3's and footnote "b" of table R 602.3(5) are hereby deleted.

## **CHAPTER 10 CHIMNEYS AND FIREPLACES**

### ***SECTION R 1004 FACTORY-BUILT FIREPLACES***

Sub-Section R 1004.4 Unvented gas log heaters. Delete Sub-Section in its entirety .and replace with "Unvented Gas Log Heaters are prohibited."

## **CHAPTER 16 DUCT SYSTEMS**

### ***SECTION M 1601 DUCT CONSTRUCTION***

Sub-Section M1601.1.1 Above-ground duct systems. Amend this Sub-Section as follows:  
Delete sections 3 5, &7 and re-number.

## **CHAPTER 21 HYDRONIC PIPING**

### ***SECTION M2104 LOW TEMPERATURE PIPING***

Sub-Section M2104.1 Piping materials.Delete the following Sub-Section without substitution.

## **CHAPTER 24 FUEL GAS**

### ***SECTION G2445 (621) UNVENTED ROOM HEATERS***

Delete this Section and substitute with" Unvented Room Heaters are prohibited."

## ***SECTION G2448 (624) WATER HEATERS***

All references to "this code" shall be replaced with: "the Gurnee Plumbing Code."

## **PART VII - PLUMBING**

Chapters 25 through 33 are hereby deleted and any reference to these Chapters shall be directed to the Village of Gurnee Plumbing Code. All references to Section 2904 shall be directed to NFPA 13D.

## **PART VIII – ELECTRICAL**

Chapters 34 through 43 are hereby deleted and any reference to these Chapters shall be directed to the Village of Gurnee Electrical Code.

## **APPENDIX G SWIMMING POOLS, SPAS, AND HOT TUBS**

### **SECTION AG105 BARRIER REQUIREMENTS**

SECTION AG105.2 Outdoor swimming pool.

Replace Section 1 as follows:

1. The top of the barrier shall be at least 48 inches (1219 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 4 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, such as an above-ground pool, the barrier may be at ground level, such as the pool structure.

Replace Section 4 as follows:

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width.

**Exception:** The top of the barrier is 60 inches (5 feet) or greater above grade measured on the side of the barrier which faces away from the swimming pool.

Replace Section 5 as follows:

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, or the top of the barrier is at least 60 inches (5 feet) above grade measured on the side of the barrier which faces away from the swimming pool, spacing between vertical members shall not exceed 4 inches (102 mm).



Replace Section 7 as follows:

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 2 ¼ inch (57 mm) square.

Replace Section 8 as follows:

8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 8, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall be lockable. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism and openings shall comply with the following:
  - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
  - 8.2. The gate and barrier shall have no opening larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

## **APPENDIX J EXISTING BUILDINGS AND STRUCTURES**

Section AJ 102.4 Replacement Windows

Delete references to Chapter 11 and replace with Illinois Energy Code.

Section AJ 501.1 Newly constructed elements.

Delete Exception 2 under this heading.

Section AJ 501.5 Electrical equipment and wiring,

Delete this section and all sub-sections

## **SECTION 4. PENALTIES.**

- a. In each section of the International Residential Code for One & Two-Family Dwellings – 2012 Edition in which a fine or violation thereof is specified, the same is hereby superseded by the penalty provisions hereinafter set forth, which penalty provisions are hereby substituted so as to cover any and all violations of this Ordinance or of any provisions of said International Residential Code for One & Two Family Dwellings – 2012 Edition adopted there under.

- b. Any person who shall violate any provision hereof or any provisions of the International Residential Code for One & Two Family Dwellings – 2012 Edition hereby adopted or shall fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement of specifications or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as may be affirmed or modified on appeal or by court of competent jurisdiction, within the time duly fixed for compliance, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$750.00: and when not otherwise specified, each day during which any prohibited condition continues shall constitute a separate offense.
- c. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 5. REPEAL. All parts of ordinances in conflict herewith, but only to extent of such conflict, are hereby repealed.

SECTION 6. SAVING CLAUSE. Nothing in this Ordinance or in those parts of the Basic Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any ordinance provision repealed by Section 3 above; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. SEVERANCE CLAUSE. If any provision, clause, sentence, paragraph, section or part of this ordinance, or the application thereof to any person, firm, corporation, or circumstance, shall, for any reason, be adjudged by a court or competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance or the application of such provisions to other persons, firms, corporations or circumstances involved. It is hereby declared to be the legislative intent of the Corporate Authorities that this ordinance would have been adopted had such invalid provisions not been included or if it had not been made applicable to such person, firm, corporation or circumstance.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 9. The Village Clerk is hereby directed and ordered to publish this ordinance in pamphlet form as required by Law.

SECTION 10. This ordinance shall be known as the Gurnee Residential Code.

Passed and approved this 18<sup>th</sup> day of June, 2012.

	Ayes:	Nays:	Absent/Abstain:
Jeanne E. Balmes	X	_____	_____
Greg Garner	X	_____	_____
Kirk Morris	_____	X	_____
Stephen Park	_____	X	_____
Cheryl G. Ross	X	_____	_____
Hank Schwarz	X	_____	_____

APPROVED:

By: *Kristina Kovarik* Date: 6/18/12  
KRISTINA KOVARIK, President

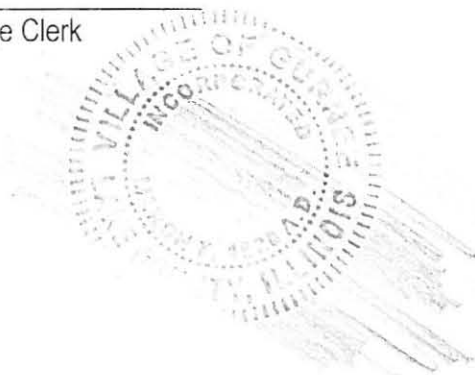
ATTEST:

By: *Andy Harris*  
ANDY HARRIS, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on June 18, 2012.

I hereby certify that the above ordinance was published in pamphlet form on June 19, 2012, as provided by law.

*Andy Harris*  
ANDY HARRIS, Village Clerk



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

CERTIFICATE

I, **ANDY HARRIS**, certify that I am the duly elected and acting Municipal Clerk of the Village of Gurnee, Lake County, Illinois.

I certify that on June 18, 2012, the Corporate Authorities of such municipality passed and approved Ordinance No. 2012 55, entitled "AN ORDINANCE ADOPTING THE 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE IV OF THE GURNEE MUNICIPAL CODE," which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2012 - 55, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on June 19, 2012, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Gurnee, Illinois, this 18<sup>th</sup> day of June, 2012.



ANDY HARRIS, Village Clerk  
Village of Gurnee

