

The seal of Will County, Illinois, is a circular emblem. It features a central illustration of a landscape with a sun rising over a field, a river with a boat, and a train. The text "THE COUNTY OF WILL" is written around the top inner edge, and "ILLINOIS" is at the bottom. Two stars are positioned on the left and right sides of the seal.

WILL COUNTY

BUILDING CODE

CHAPTER 150

Will County Land Use Department
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**WILL COUNTY BUILDING CODE
CHAPTER 150**

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CHAPTER 150 BUILDING CODE

GENERAL PROVISIONS

150.001 SHORT TITLE

This ordinance, including the rules and regulations it adopts by reference, is entitled the "Will County Building Ordinance". The "number" and/or "letter" designation used to set off or identify its various parts refers to paragraphs of the text. Reference to any one of these paragraphs may be by such number and/or letter designation alone.

150.002 PERMITS AND SCOPE OF REGULATIONS

- (A)** A permit must be obtained in advance and all other requirements of the Building Ordinance must be complied with whenever a building or parts of appurtenance thereof, such as water supply, sewage disposal, plumbing installation, electrical installation and heating equipment located outside the limits of cities, villages and incorporated towns of this county and regulated by the Ordinance, is erected, installed, altered, converted, remodeled, re-roofed, structurally repaired, moved or changed, except as provided hereafter:
- (1) In manufacturing facilities, building permits shall be required only for occupied buildings. Construction of "process components" (piping, vessels, equipment, etc.) shall not require a building permit and shall be the sole responsibility of the owner and shall conform to the Occupational Safety and Health Act (OSHA) and/or Nuclear Regulatory Commission Regulations and/or other applicable industry codes and standards.
- (a) Any owner or authorized agent who wishes to exercise this exemption must submit to the Building Official, prior to construction written certification that the proposed construction will be in compliance with the OSHA rules and regulations and/or Nuclear Regulatory Commission Regulations and/or other applicable industry codes and standards and pay the applicable Manufacturing Facility Process Component Exemption Fee.
- (2) All occupiable buildings in a manufacturing facility shall require a building permit and are subject to the requirements of the Will County Building Ordinance and applicable fee schedule.
- (B)** These rules and regulations set forth requirements considered reasonable and are in every instance to be the minimum to safeguard life or limb, health and public welfare.
- (C)** No building permit as required by this Ordinance shall be issued for a building to be constructed on any lot, piece, parcel or tract of land that does not conform with provisions of Chapter 765 Illinois Compiled Statutes and requirements of the Will County Health Department or other applicable agencies concerning sewage disposal and water supply and other applicable ordinances in force from time to time in this County and the Zoning Ordinance of Will County, Illinois, adopted October 1, 2012

150.003 AGRICULTURAL EXEMPTIONS

- (A) (No Fee Permit) See agricultural Exemptions in the Will County Zoning Ordinance (150-1.50 (A)). Any plumbing or electrical herein will require a permit.

- (B) Qualified Farmers who can demonstrate their ability to perform such work, to the satisfaction of the Building Division, may work on his/her own agricultural and personal use structures located upon their personally owned, property. This shall apply to any personally owned remote parcels

150.004 RULES ADOPTED BY REFERENCE

The regulations and standards contained in the previously published books or pamphlets referred to in this Ordinance are hereby adopted by reference and made a part of this Building Ordinance. In the event of a conflict between this Ordinance, or any part thereof, and such regulations and standards adopted by reference, the provisions of this Ordinance shall govern and prevail.

150.005 ENFORCEMENT

The Office of Chief Building Official is hereby created and vested with the power and duty to administer and enforce all provisions of this Ordinance and such related regulations as are assigned to that office by the Will County Board. The Chief Building Official is meant wherever the term "Building Official" is used.

150.006 RELIEF FROM RESPONSIBILITY

The Chief Building Official charged with the enforcement of this code, while acting for the County, shall not thereby render himself personally liable and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his official duties. Any suit instituted against any officer because of an act performed by him in the lawful discharge of his duties and under the provisions of the Will County Building Ordinance shall be defended by the legal representative of the County until the final termination of the proceedings. In no cases shall the Chief Building Official or any of his subordinates be liable for costs in any action, suit, or proceedings that may be instituted in pursuance of the provisions of the County ordinances and resolutions, and any officer of the Department of Will County Land Use, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of his official duties in connection thereto.

150.007 FEES

All fees established by resolution of the Will County Board shall be collected by the Chief Building Official or designated representatives and deposited regularly with the County Treasurer.

150.008 REGULATION FOR ADMINISTRATION OF BUILDING ORDINANCE

The following requirements apply to the administration and enforcement of this Building Ordinance, other pertinent ordinances and laws applicable to any regulated building, structure, part, or appurtenance thereof.

(A) APPLICATION FOR A PERMIT

1. Building permit application, signed by owner or authorized agent shall be in writing on forms provided by Building Official.
2. May only be amended during course of work as authorized by Building Official.
3. Alterations and additions after completion require another permit.

(B) APPLICATION REQUIREMENTS

All Permit Applications shall include:

1. Descriptive material, in drawn and written form, as to location and design of building, structures, water supply systems, sewage disposal system, plumbing electrical installations and exterior window schedule as required by the Building Official to assure compliance with the rules and regulations.
2. For construction, alterations, and other work: three copies of construction plans (more if required by the Building Official) and/or electronic copies, specifications (if needed), to show compliance with regulations. Scale of plans not less than 1/8 inch to the foot.
3. Plans may be waived for minor alterations not involving structural changes.
4. If trusses are used, a truss diagram must be stamped by an Illinois Registered Architect or Structural Engineer.
5. All documents and plans submitted for permit(s) shall be signed and sealed by a registered design professional or as required and approved by the Chief Building Official.
6. Where construction is to occur near a designated flood plain area, see Will County Zoning Ordinance, Section 10.
7. All contractors shall comply with the contractor licensing, registration, and bonding requirements as required by the Building Official and Will County Land Use as per Resolution 96-249 except plumbers need not present insurance and bonding information but shall comply with all other requirements.
8. All contractors listed shall be registered and approved prior to the permit issuance
9. Soil report shall be required for new commercial/industrial applications unless waived by building official.

(C) FEES

Submit minimum \$50.00 plan review payment at the time of application with all other fees due at time of issuance as required in schedule of fees adopted by ordinance or resolution of the Will County Board.

(D) EXAMINATION OF APPLICATION AND PLAN

Initial review shall be made within a maximum of fifteen (15) business days or under direction of Building Official.

(E) ACTION ON PERMIT AFTER FILING AND EXAMINATION OF APPLICATION.

1. Permit shall be denied if plans or proposed work does not conform to requirements of this Building Ordinance, or other pertinent laws and ordinances. Plan review comments shall be forwarded to the contact person upon completion of the building and plumbing plan reviews.
2. If proposed work conforms to requirements of this Building Ordinance and other pertinent laws and ordinances, a permit shall be issued in writing allowing work to proceed. One (1) approved set of plans and/or specifications shall remain in Building Division file. One (1) approved set of plans and/or specifications shall be given to the appropriate township Assessor's office, and one (1) approved set of plans and/or specifications shall be returned to the applicant and made available to Will County inspectors on site.
3. A completed, approved list of registered contractors shall be required prior to permit issuance.
4. Permit placard is to be furnished with permit or as the permit itself, which is to remain conspicuously posted on site, visible from the road right-of-way.
5. Permit lapses:
 - a. Permit application shall be void after six (6) months if responses to plan review comments and communications are not received.
 - b. If a start is not made in six (6) months, the permit lapses, and must be renewed.
 - c. Permits expire one (1) year after the date of issuance and shall be renewed or extended prior to work continuing.
6. Permits issued for demolition shall lapse if not completed within sixty (60) days from the date issuance.
7. The Building Official shall issue a Certificate of Occupancy following final inspection approval indicating compliance with adopted codes and ordinances. Approval letters from the local fire protection district, Will County Health Department, and Highway Department shall be required if applicable.
8. Temporary occupancy permit may be issued under the direction of the authority having jurisdiction for a building or portion thereof if it is found that the condition of the building (lighting, heating, water supply, sewage disposal, other sanitary facilities, etc.) is available to the occupant and there are no health or safety violations existing. Evidence or assurance of reasonably prompt completion shall be furnished. Permit may be revoked and occupancy discontinued if work is not completed in the allotted time.

9. Permit that has expired after one (1) year shall require reapplication at 100% of the initial fee. The discretion of the Building Official may allow a prorated fee commensurate with completed work.

(F) NONCONFORMING BUILDING OR STRUCTURE

1. Definition: An existing building or structure or part of appurtenance thereof not in conformance with this Building Ordinance.
2. Repair work requires a written application and permit. Work limited to necessary repairs only unless building or part is made to conform in whole or in part with the requirements of this Ordinance.
3. Altering or enlarging shall be done in a manner conforming with the Zoning, Engineering and Building Ordinances.

(G) DUTIES AND AUTHORITY OF BUILDING OFFICIAL

1. The administration of this code and other applicable ordinances and State Laws as herein referred to.
2. Keep careful, systematic records of business and work of office, including permit applications, survey plats and building plot plans, all construction plans and specifications, copies of permits and certificates issued affidavits and certificates received, a record of inspections, copies of notices and orders issued, reports of tests made.
3. Keep plans and specifications of residential structures, commercial and industrial structures, and accessory structures in accordance with State of Illinois retention of public record statutes. Survey plats and building plot plans, and those parts of plans for other buildings which may be useful for future periodic inspections shall be kept in accordance with State of Illinois retention of public record statutes.
4. Make inspections, and for that purpose may enter building structures, and premises.
5. Stop, by written order, work being done contrary to the building permit or this ordinance. Such written order posted on premises involved shall not be removed except by order of the Building Official. Removal without such order shall constitute a violation of this ordinance.
6. A permit shall be revoked on approvals issued contrary to this Ordinance or based upon a false statement or misrepresentation in the application.

(H) SPOT SURVEYS

Spot surveys are required for all new construction and must be submitted after the foundation is completed and prior to any framing or any other work being constructed upon the foundation or site. The spot survey shall depict all lot lines, building lines, side yard lines, easements and top of foundation elevation for the entire perimeter of the foundation as referenced to U.S.G.S. Datum. The survey must also bear the seal and signature of a registered land surveyor of the State of Illinois. No work shall proceed beyond backfill until spot survey approval is issued by Will County Land Use Department.

Exceptions:

1. All agriculturally exempt structures as per state statute 5/5-12001 are exempt.
2. Structures other than agriculturally exempt located on greater than 2 ½ acres need not comply with the required spot survey above but shall comply with all other requirements of the code and this ordinance.

(I) REQUIRED NOTICE FOR INSPECTION

The following listed inspections are required to be made. The owner or the contractor shall request the designated inspection forty-eight (48) hours in advance of the time when such inspections is to be made. (Phone 815-727-8634) and safe access (ladder or temporary stairs) shall be provided as per OSHA rules and regulations. An individual over the age of eighteen (18) shall be present for the inspection. Approved plans shall be on site.

1. Footing---inspection of the footings or piers shall be made after poles and piers are set or trenches or basement areas are excavated, any required forms erected and required reinforcing steel is in place prior to placing of concrete.
2. Slabs---concrete slab inspection for all residential, commercial, industrial and multifamily structures; garage and basement slabs and interior slabs shall be inspected prior to the placement of concrete with required reinforcing steel and vapor barrier in place and underground plumbing and/or electrical has been inspected and approved.
3. Foundations---inspection of the foundation shall be made prior to the concrete placement with all forms and reinforcements in place.
4. Electric Service---inspection includes the meter socket panel board, temporary power, temporary receptacle (must be GFI) and grounding.
5. Backfill---inspection shall be made after drain tile with silt sock fabric is properly installed adjacent to footing, covered with stone prior to placing any backfill adjacent to the foundation. Insulation, dampproofing and/or waterproofing (if applicable) of foundation shall be checked at the time of the backfill inspection.
6. Rough building---inspection shall be made after mechanical, electrical and plumbing rough-in work has been completed prior to the application of any interior finish or the installation of any insulation material.
7. Other inspections---
 - a. Rough E.I.F.S. and masonry stucco inspections shall be made before the base coat installation (drainage plane), after the framing inspection has been approved or at the discretion of the Building Inspector. Third party inspection or certified installer E.I.F.S. inspection shall be conducted and reports submitted to the Building Official.
 - b. Firebox shall be inspected prior to setting of first flue.
 - c. Special third party inspection of bolted and/or welded connections shall be conducted if required by the County. Sealed, signed, and dated reports shall be submitted to the County.

- d. Agriculturally exempt buildings per state statute 5/5-12001 shall be inspected for code compliance without fee.
 - e. In addition to the above stated inspections the Building Department may make or require any other inspections necessary to ascertain compliance with this Building Ordinance and other laws enforced by the Building Department
 - f. Commercial structures that require fire and smoke damper installations shall have periodic inspections; inspections shall be conducted upon said units every four (4) years. Inspections shall certify compliance with 2012 International Building Code, Section 717. Inspections shall be conducted by individual(s) certified by the International Certification Board [ICB] and American National Standards Institute [ANSI].
8. Rough masonry/tiedowns/narrow wall bracing ---inspection shall be made before masonry is installed for inspector verification of installation.
 9. Underground electrical and/or mechanical in concrete slab---inspection shall be made prior to placing of concrete.
 10. Rough plumbing---inspection shall be made when the plumbing is completely roughed in, before insulation or any other material is applied to floor, wall or, ceiling.
 11. Underground plumbing---inspections shall be made prior to placing concrete.
 12. Insulation inspection is required prior to installation of drywall or wall coverings are installed. Blown attic insulation will be inspected on the final.
 13. Progression of Inspections---work shall not be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required above. This approval shall take the form of the inspector's sticker posted and signed on the premises.
 14. Final building, electrical, mechanical, plumbing inspections, Health Department, highway, and fire districts(if applicable) ---shall be made after building is completed and ready prior to occupancy.
 15. Certificate of Occupancy shall be issued by the Building Official before a building can be permanently occupied when an inspection following the completion of work shows the construction is in substantial compliance with this Ordinance and the building permit which was issued. Temporary Certificate of Occupancy per 110.3 IBC, 110.4 IRC
 16. Each occupant of an industrial or commercial building shall obtain an occupancy permit issued by the Building Division of the Will County Land Use Department. The commercial or industrial occupancy permit is valid only with respect to the occupant to whom it was issued. (Per 55 ILCS 5/5 – 1063).

150.009 INSPECTION OF PRE-FABRICATED STRUCTURES

- (A) Applicants for permits for construction shall state the name of the general contractor or other individual who is wholly responsible for the conduct of construction on the site.
- (B) A "Master Plan" for each single or multi-family building, commercial or industrial building must be filed in this office incorporating all off-site constructed aspects of the structure as well as its final site assembly down to the foundation.
- (C) The foundation plan shall include all work proposed in the basement or crawl space area and not be limited to only those items provided by the modular home/office manufacturer. Additionally, this plan is not to be a "typical" foundation plan, but rather one prepared for the particular site to be occupied by the home/office.
- (D) All sections of this Ordinance herein are applicable to prefabricated construction.
- (E) Provide each unit with a minimum of two (2) frost proof hose bibs conveniently located on the front and rear exterior of house. The plans shall contain a complete plumbing isometric riser diagrams for supply, drain waste, and vent lines. This diagram must indicate sizes and materials.
- (F) The contractor or other individual obtaining the permit for the transportation into the County and the erection and/or installation of a prefabricated unit will be held responsible once the unit arrives in the County for its total disposition including the arrangement for its immediate removal from the right-of-way once the unit arrives at the site. It is incumbent upon this individual to make adequate arrangements with the manufacture and/or carrier to assure that roads and other property are not damaged while the unit is in transit through the County to the site, and further make arrangements for the immediate deposition of the unit at the construction site.
- (G) Every manufactured or mobile home/office shall contain a State of Illinois Certification affixed to the building. All manufactured, modular and mobile homes must be properly labeled. An Illinois Registered Design Professional shall seal, sign, and date the document(s).
- (H) All modular units shall comply with the Will County Building Ordinance. The manufacturer shall provide documentation of said compliance.
- (I) Wrap on the underside of a modular home shall be removed on basement situations unless a flame-spread rating of 25 or less is indicated.

150.010 ALTERNATE MATERIALS

The provisions of this Ordinance are not intended to prevent the use of any material or method of construction not specifically presented by this Ordinance, provided any such alternate is approved prior to being used. The Chief Building Official may approve any such alternate provided he finds that the proposed design is satisfactory and complies with the accepted design criteria. The Chief Building Official may require that substantial evidence and /or testing be submitted to substantiate any claims that may be made regarding its use.

150.011 NOTICE OF VIOLATION

- (A) NOTICE OF VIOLATION. Whenever the authority having jurisdiction determines that there has been a violation of this Ordinance, notice shall be given to the owner or the person or persons responsible for said violation.
- (B) METHODS OF NOTICE. Such notice prescribed above shall be in accordance with all of the following:
1. Be in writing.
 2. Include a description of the real estate (current street address and pin number).
 3. Include a statement that states the defects that constitute the violation of the Code and prescribe the action to be taken by the owner of the building to comply with the Code and the time within which compliance must be accomplished. Such time shall be fair and reasonable and subject to reasonable extension when requested in writing, for reasons that the authority having jurisdiction may consider as justifying an extension of time. All extensions of time shall be given by the authority having jurisdiction, in writing.
 4. Inform owner or person or persons responsible their right to file an appeal with the authority having jurisdiction.
- (C) METHODS OF SERVICE. Such notice shall be deemed to be properly served if it is:
1. Delivered personally or posted in a conspicuous place on the site or
 2. Sent by first-class mail or facsimile addressed to the last known address. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure or equipment affected by such notice.
- (D) RECORDING OF NOTICE OF VIOLATION

If the owner of the property has not complied with the requirements as stated in the notice of violation within the time specified, the authority having jurisdiction may file an appropriate instrument in the office of the clerk of the circuit court, to be recorded in the public records of the jurisdiction in which the violation occurred, indicating that violations of this Ordinance exist upon the property involved.

The recording of the notice of violation shall constitute legal notice to all concerned, as well as to any subsequent purchasers, transferees, grantees, mortgagees, lessees and all persons claiming or acquiring interest in the property. When the violation specified in the notice of violation has been corrected and the authority having jurisdiction has determined that all fees have been paid, the authority having jurisdiction shall file a certificate attesting that the violation has been corrected.

150.012 REFERENCED STANDARDS

The standards and codes referenced in this ordinance shall be considered part of the requirements of this ordinance to the prescribed extent of each such reference. Where differences occur between provisions of a code and the referenced standard the most restrictive provisions shall apply.

MINIMUM BUILDING REQUIREMENTS

150.030 ADOPTION OF CODES. Following shall be adopted by reference with additional amendments described throughout the remainder of this ordinance:

- (A) International Building Code 2012,
- (B) International Residential Code 2012
- (C) International Fire Code 2012,
- (D) International Mechanical Code 2012,
- (E) International Property and Maintenance Code 2012,
- (F) Illinois Energy Conservation Code 2012,
- (G) International Fuel Gas Code 2012,
- (H) 2011 National Electric Code,
- (I) 2004 Illinois Plumbing Code
- (J) International Green Construction Code 2012 on a voluntary basis only upon applicant's request.

150.031 ADDITIONAL REQUIREMENTS

- (A) Minimum dwelling size as per 2012 IRC and IBC.
- (B) All interior wall and ceiling surfaces shall be covered with a minimum of one-half (½) inch gypsum wallboard or approved equal. Required fire rated assemblies shall comply with U.L. or other approved testing agency listing No backup is required for one (1) inch nominal solid paneling. Exception: Three-season room
- (C) Special Conditions and Tests: When special conditions exist or arise during construction which necessitate additional precautions, the Building Official may require work and testing in excess of these requirements at the expense of the owner.
- (D) Site Preparation: No excavation, stripping of organic material or removal of vegetable matter shall be done before drawings with elevations are submitted and approved by the Will County Land Use Department.
- (E) Dumpster and porta-john shall be placed on the job site to insure public safety, health and welfare per the adopted Illinois State Plumbing Code. If a builder has multiple job sites within a subdivision, porta-john spacing of one (1) unit per five hundred (500) lineal feet of roadway is permitted. Builders sharing porta-john facilities shall provide the County with a "letter of agreement to share such" for approval by Will County.
- (F) When a kneewall is supporting two (2) stories and a roof, the kneewall shall be constructed with minimum 2 x 6 studs at sixteen (16) inch on center with exterior sheathing per code.
- (G) Approved construction documents (plans) must be on site for all inspections.
- (H) In all commercial, industrial multi-tenant buildings, and residential multi-tenant buildings, a minimum two (2) hour fire barrier shall be provided between tenant spaces.
- (I) Fire blocking compounds shall have a flame spread rating no greater than 50 and comply with ASTM E-84. Approved fireplace caulk, noncombustible mineral wool or rock wool is acceptable but in no case shall fiberglass insulation or drywall compound be used as a fire or draft stop.
- (J) Gutters and down spouts must be provided on all buildings. Install gutters and down spouts unless the building official specifically permits omission. All exterior doors shall be protected from roof runoff by a continuous gutter and downspout or as approved by the Building Official.

- (K) All spaces between a chimney and floors or ceilings through which the chimney passes must be fire blocked with noncombustible material and installed as per building official.
- (L) A mansard roof must be fire blocked at the corners to prevent fire from engulfing the perimeter of the building sheathing, plus access inspection panels shall be provided.
- (M) All manufactured fireplace-box shaft-walls shall be covered with 5/8" X type drywall and fire taped. Walls, surrounding manufactured fire boxes shall be provided with insulation with an R-value equal to exterior wall insulation and fire blocked per manufacturers specifications.
- (N) Effective erosion control practices shall be followed during all earth moving, storage and placement operations so as to prevent sediments from leaving the site and as required by the Building Official. In addition, the construction process shall be so organized and conducted so as to prevent equipment from dragging or carrying mud or dirt onto public streets. Where this may accidentally occur, the builder or his responsible agent shall immediately clean the road surface. Silt fence when required, and shall be maintained until final site work is installed.
- (O) Address: Each structure to which a street number has been assigned shall have a permanent number displayed directly on the structure in a position easily observed and readable from the public right-of-way. The minimum size of the numerals shall be 6" by 1/2". Block numerals only, not script.
- (P) In no case shall drywall or gypsum board be allowed to be installed beneath exterior finished material unless specifically designed by the manufacturer for that purpose. Exception: Where a fire rated wall or barrier is required or manufactures specifications specifically require the product.
- (Q) Spark arrestor shall be installed for all solid fuel burning fireplaces or stoves and constructed in accordance with R1003.9.1., IBC 2111.13.1, and IMC 903
- (R) Where brick flashings are installed, the product shall be a minimum of twenty (20) mil thick.
- (S) Existing buildings converted to commercial use or interior buildouts shall provide a minimum one accessible parking space, route and entrance. Accessible spaces shall be 16 feet wide with 11-foot parking and a 5-foot access aisle.
- (T) All load bearing wood framed walls shall be provided with double top plates.
- (U) Rooms containing a tub and/or shower shall be provided with a non-absorbent finish surface a minimum 12" above the shower head and the entire shower enclosure installed with approved cement board or equal.
- (V) Safety glazing shall be installed when adjacent to window seats, ledges, seat boards, and all similar installations.
- (W) Modular offices shall have a minimum 12"x42" trench foundation below grade and insulation shall meet the 2012 Illinois Energy Code.
- (X) Wood or composite decks shall be anchored to the building structural framing per approved design. Concrete or other piers shall not be installed within the new foundation over dig unless extended to bearing soil
- (Y) All exterior exposed lumber shall be pressure treated or naturally decay resistant.
- (Z) Concrete patios shall be anchored appropriately to the building foundation.

(AA) Installation of a material, product, or method not required by building code shall meet pertinent code sections.

(BB) Where I-Joists are installed over a basement and/or crawl space, the entire ceiling shall be covered with ½" drywall or approved alternate method.

(CC) The use of metal "T" shaped or flat metal straps shall not be permitted in wood frame construction.

(DD) Additional construction requirements:

1. Accessory structure walls within five (5) feet of property line shall have 5/8" X Type drywall applied to walls within five (5) feet and complete ceiling.
2. 5/8" plywood/OSB roof sheathing for rafters or trusses placed at 24" on center
3. 7/16" minimum wall bracing if choosing that option
4. 7/16" minimum roof sheathing for rafters or trusses placed 16" on center
5. ¾" tongue and groove floor sheathing Exception: match existing
6. Cement board or equal as barrier behind tubs and showers
7. Provide accessory structure ventilation per roofing manufacturer's specifications
8. Wood foundations below grade are prohibited
9. Eight (8) inch minimum foundation wall thickness, twelve (12) inches for trench foundation.

(EE) It is the express intent of this code that 2012 IRC section R313 not be adopted

MINIMUM FOUNDATION, BASEMENT, CRAWL SPACE AND GARAGE REQUIREMENTS

150.050 Cold Weather Concrete Practice The I.C.C. Council and the American Concrete Institute ACI-318 have established thresholds for placement of concrete when cold weather conditions exist. The following information is from various excerpts of the applicable code sections as they apply to the placement of concrete in cold weather conditions.

(A) FOOTINGS

1. Footings can be poured when the temperature is 20 degrees Fahrenheit or above, however the following precautions must be adhered to: When temperature falls below 40 degrees Fahrenheit, ACI 318 cold weather requirements shall be followed.
2. Concrete shall be maintained at a temperature of not less than 50 degrees Fahrenheit for a minimum of three (3) consecutive days after placement of concrete.
3. INSULATED BLANKETS MUST PROTECT THE CONCRETE AND FORMS LEFT IN PLACE DURING THE THREE (3) DAY PERIOD.
4. The excavation shall not be left open for more than twenty four (24) hours. Protection must be provided to keep soil from freezing with INSULATED BLANKETS.

(B) FOUNDATION WALLS

1. Foundation walls may be poured when the temperature is 40 degrees Fahrenheit or above. When temperature falls below 40 degrees Fahrenheit, ACI 318 cold weather requirements shall be followed.
2. Concrete shall be maintained at a temperature of not less than 50 degrees Fahrenheit for a minimum of 7 consecutive days.
3. INSULATED BLANKETS SHALL COMPLETELY COVER AND BE SECURELY FASTENED TO BOTH SIDES AND THE FORMS MUST BE LEFT IN PLACE FOR A PERIOD OF NO LESS THAN THREE (3) DAYS. ACI - 318

(C) FLATWORK

1. After the first frost, it is the discretion of the Building Official if flat work can continue. Flat work is allowed if the temperature of the concrete is maintained at 50 degrees for seven (7) consecutive days after concrete placement.
2. The use of salamanders, or other equipment that exhaust flue gases into the area above concrete floors must be avoided, because of the danger of carbonation to the fresh concrete.
3. The I.C.C. Code Council and American Concrete Institute ACI – 318 provides for alternates for the above. High early strength may be used to substitute the following guidelines. An increase in the amount of cement to a minimum of a 6-bag mix and maintaining the concrete at 50 degrees for 3 consecutive days provides an option for the builders. Additionally, admixtures for high early strength may be added in accordance with the manufactures requirements.
4. The use of visqueen and straw are not an acceptable means of protection, INSULATED BLANKETS ONLY.

Please contact the Building Department prior to scheduling concrete.

150.051 ADDITIONAL REQUIREMENTS

- (A) Drain tile shall be installed around the outside of the foundation adjacent to the footings, connected to a sump pump, which shall discharge into an approved drainage facility or to a point a minimum of ten (10) feet away from the structure. Said point to then positively drain away. Drainage must be provided on the perimeter of interior or exterior of all basement and crawl spaces when encompassing a habitable space. With the prior approval of the Building Official, drain tile may be "day-lighted."
- (B) In no case shall footing drains and/or sump pumps be connected to any sanitary sewer system, or septic system.
- (C) Footings for single family dwelling units and commercial/industrial buildings containing no basement or crawl space are permitted provided a minimum twelve (12) inch width and a minimum of forty two (42) inch depth below grade is specified. This depth is to be measured below grade. Where the foundation wall extends through the over dig, reinforcing bars shall be provided and shall extend into the adjacent foundation.
- (D) Bottom of footings, shall be not less than three feet, six inches (3'6") below finished grade, except where placed on verified, solid bed rock. Minimum size of footings shall be 10" x 20" with standard "keyway", or as approved by the building official.
- (E) A foundation wall is required under all stoops, decks, and/or landings supporting a roof.
- (F) Postholes shall be a minimum ten (10) inch diameter and shall extend a minimum of three feet, six inches (3'6") below finished grade.
- (G) Foundation shall be backfilled with clean fill. Do not use debris for backfilling.
- (H) All columns supporting beams must bear centrally on a minimum 36" x 36" x 12" deep concrete pier footing. Rivet, weld or bolt top of steel column to steel girders (or lag screw to wood girders) and anchor bottom by bolts or embed in concrete. Column footings shall be protected from frost.
- (I) All structures and accessory structures shall be required to provide a minimum of four (4) inch thick floor slab. Floor slabs shall be. All slabs shall have a minimum of four-inch compacted stone base. Consideration shall be given for exemption for agricultural needs and unique circumstances.
- (J) When concrete floor is installed in heated areas, a minimum six (6) mil. vapor barrier must be provided with a minimum six (6) inch overlap.
- (K) The wing walls used to support stoops must be reinforced and installed per an approved design.
- (L) All new detached structures one thousand (1,000) square feet area or less shall have a minimum 18" (12" below and 6" above) deep by 12" wide trench footing. A minimum 4" slab included in the 18" thickness shall be placed over a compacted 4" stone base. Detached structures having more than one level may require a foundation design by a licensed design professional.
- (M) An attached garage shall be completely separated from the residence and its attic by a minimum 5/8" drywall applied to the garage side with joints properly taped and cemented, or equivalent. Where the separation is a floor ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 " drywall. The common wall and entry between the garage and house must be protected by a minimum 4-inch gas curb.

- (N) Concrete shall be placed only on clean compacted fill (compacted to 95% Proctor density) stone fill or virgin clay free from any vegetation, debris, or organic soils. Additions may be exempt per the Building Official.
- (O) All commercial/industrial structural pier drawings shall be designed, sealed, signed, and dated by a registered design professional.
- (P) All wood decks enclosed or otherwise after removal of organic vegetation shall have installed a minimum of two inch stone base over six mil visqueen or as approved by the Building Official. (exception to the above where the entire space under the deck is accessible at a minimum height of thirty (30) inches).
- (Q) Foundation walls longer than fifty (50) feet shall have additional support to resist lateral loads.

MINIMUM HEATING, VENTILATION, and AIR CONDITIONING [HVAC] REQUIREMENTS

150.070 PERMITS A permit must be obtained for the installation of any mechanical work.

EXCEPTION: Any portable equipment, minor repairs, or self-contained refrigeration systems.

150.071 LICENSES All mechanical contractors engaged in the performance of HVAC work shall be licensed per the Illinois Municipal Code 11-32-1.

150.072 ALTERATION OF EQUIPMENT It shall be unlawful for any person to alter, disturb or change any equipment or to permit any equipment to be altered, disturbed, or changed unless done in conformity with the regulations in this code.

150.073 EXHAUST SYSTEMS

- (A) Every bath and toilet room shall be ventilated by a mechanical ventilation system vented directly to the atmosphere. Bath exhaust fans shall be vented to the exterior. All exhaust vent(s) shall terminate in an approved fitting. All bathroom exhaust ductwork in an unconditioned space shall be insulated per Illinois Energy Conservation Code.
- (B) Clothes dryer vents shall be a minimum .016" thick rigid metal duct and shall be sealed with approved metallic tape (not duct tape or screws). A flexible vent connector shall not be installed in walls or in length over 6 feet. Flexible vent not permitted in walls.

150.074 EQUIPMENT INSTALLATION HVAC equipment shall not be installed in attic or crawl space areas unless approved for installation in such spaces. Such equipment shall be installed within a conditioned space. Smoke and CO detectors shall be required in room.

- (A) ATTIC: Where equipment is installed in an attic, a permanent stairway or an approved pull down stair assembly shall be installed. All walkways to the equipment shall be a minimum of twenty four (24) inches wide. The walls/ceiling shall be provided with minimum ½ inch drywall and insulated per 2012 IECC.
- (B) CRAWL SPACE: Any equipment installed in a crawl space must be installed on a concrete slab extending a minimum of three (3) feet in width along the control side of the equipment. All equipment located in a crawl space shall be raised at least eight (8) inches above the slab.
- (C) INTERIOR INSTALLATIONS: All interior installations shall be raised a minimum of three (3) inches above the adjoining floor. Equipment suspended from the floor shall have a ground clearance of at least eight (8) inches above the finished floor.

150.075 ADDITIONAL REQUIREMENTS

- (A) All buildings shall have a readily accessible, visible external shutoff valve located on the building for liquid or vapor fuels.
- (B) All vents for combustible fuel appliances shall terminate a minimum of thirty five (35) inches above final grade.
- (C) Flexible gas line connectors shall not be permitted for furnace and water heater installations
- (D) Corrugated stainless steel tubing shall not be permitted in any application.
- (E) Fire dampers, where required, shall be accessible for periodic inspection by qualified personnel.

MINIMUM PLUMBING REQUIREMENTS

150.090 REQUIREMENTS

- (A) Follow 2004 Illinois State Plumbing Code or latest edition and the following amendments.
- (B) Two inch cleanout is acceptable under the kitchen sink or below the floor; in the basement or crawl space.
- (C) Crawl spaces may drain towards the basement; with a hole in the wall or a depression in the foundation wall and shall not affect the structural integrity of the wall.
- (D) Plastic and fiberglass laundry tubs shall be fastened to a wall and/or floor in such a manner as to make them secure.
- (E) Any plumbing fixture that is installed below grade must be discharged to a gas tight overhead sewer (ejector pit) or gravity if proper pitch is maintained to the septic system.
- (F) All water supply and distribution lines shall be of type L or M copper for above ground and type K copper for underground.
- (G) The rough plumbing shall be fully approved; in writing, prior to installation of any insulation.
- (H) All future plumbing fixtures shall have waste and vent installation completed for the rough inspection, with all waste openings capped or plugged gas tight.
- (I) All handheld showers shall have a 1016 ASSE anti-scald valve and dual check.
- (J) A floor drain shall be required in a basement discharging to an ejector pit and piped to the sanitary sewer or septic tank.
- (K) Water Line Pipe Sizing - size water line in the structure according to the Water Service Units (W.S.U.) listed in the Illinois State Plumbing Code Section 890 Appendix A
- (L) Drain down fitting at house side of water meter is required. Anti-siphon device is required on boiler drain for drain down. (drain down valve shall be before the second shutoff valve). Water heaters shall not be used to set water temperature at fixtures.
- (M) Anti scald valves in all showers and tub/shower combinations must be set at 115 degrees F maximum. The temperature of the water must be a minimum of 120 degrees F. **DO NOT USE WATER HEATER TO SET TEMPERATURES AT FIXTURES.**
- (N) Access panels for whirlpool motor repairs shall be minimum 14"high by 14"wide or per manufacturer's specifications. Access shall be sized to permit removal of the pump without removal of fixtures and/or cabinetry.
- (O) Stud guards are required on all waste vent and water pipes with less than 1 ½ inch clearance from the face of the wall from either side..
- (P) There shall be no plumbing rough inspections until the HVAC has been completed or at the discretion of the building or plumbing inspector.
- (Q) All water and sewer contractors shall be licensed, bonded and registered, including a State Plumbers License.

- (R) A homeowner who submits a permit application showing the plumbing is performed by "owner" or "self" shall have no other person perform the work . Owner shall live in house a minimum of 6 months after completion of the project.
- (S) All permit applications shall include a "letter of intent" from the plumbing contractor. If during construction the contractor changes; a "letter of release" shall be submitted by the permitted-contractor and all work will be stopped until Will County Land Use receives this letter.
- (T) All gas piping shall be tested, sized and installed as per adopted codes, rules and regulations herein.
- (U) Air chambers are required to be installed on all fixtures.
- (V) A safe pan is required to be installed under all water heaters, washing machines, furnaces with air conditioners, plumbing fixtures, appurtenances used to receive or discharge sanitary wastes or other fluids. Pans shall be connected to a properly installed drainage system when installed over habitable or occupiable space.
- (W) All commercial establishments and institutions with kitchens:
 - 1. The minimum size of open floor sinks shall be twelve (12) inches by twelve (12) inches.
 - 2. Kitchens shall have floor sinks for all open site drains.
- (X) Any medical professional examination room that may result in body contact with patients is required to have a hand sink installed in compliance with this ordinance.
- (Y) Washrooms in commercial and industrial use groups are required to be equipped with trap primers on all floor drains.
- (Z) Tankless or on-demand water heaters shall be adequate in sizes to operate all fixtures requiring hot water running simultaneously at a constant temperature of 120 degrees Fahrenheit or above. The units shall be installed with flushing valves.

MINIMUM ELECTRICAL REQUIREMENTS

150.110 NATIONAL ELECTRICAL CODE 2011 EDITION. The National Electrical Code 2011 edition has been adopted by Will County and apply to all electrical installations as though fully written and set forth herein, except as specifically noted otherwise in this code.

150.111. LICENSE All Electrical contractors engaged in the performance of electrical work shall be licensed per the Illinois Municipal Code 11-33-1. The contractor shall file with the Will County Building Department a copy of the valid license and said license shall reflect the scope of the work.

150.112. PERMITS Permits are required for all electrical work. Permits for electrical work shall be issued only when a duly licensed and bonded electrical contractor is listed on the permit application

EXCEPTION: Qualified homeowners who can demonstrate their ability to perform such work, to the satisfaction of the Building Department, may work on their own place of residence as long as they reside on site for a period of at least six (6) months after issuance of the certificate of occupancy.

150.113 ADDITIONAL REGULATIONS

(A) It shall be unlawful for any person to alter, disturb or change any electrical wiring or equipment or to permit any electrical wiring or equipment to be altered, disturbed, or changed unless done in conformity with the requirements of County adopted codes and ordinances.

(B) Where rework or rewiring of any building or structure exceeds 50%, all wiring in the entire structure shall be installed per the currently adopted electrical code and ordinances.

(C) All electrical wiring on the load side of the meter shall be copper. Additional consideration may be given to aluminum service conductors on a case-by-case basis.

(D) Electrical metallic tubing (thin wall) shall be required throughout all structures, however, it shall not be installed underground or in concrete.

(E). All electrical services shall be rigid metal conduit, or intermediate metal conduit.

1. EXCEPTION: The underground portion of services may include Schedule 80 PVC with rigid elbow or Schedule 80 PVC risers with a properly sized ground per table 250-122 NEC

2. EXCEPTION: Direct burial service conductors with rigid sweep or Schedule 80 PVC sweep shall be permitted

(F) No more than ten (10) feet of service entrance conductor shall be permitted inside a building or structure without providing an exterior disconnect.

(G) A grounding electrode conductor complying with NEC 250.52 (A) (3) shall be installed in footings. A supplemental ground rod, pipe, or plate type shall be installed per NEC 250.56. All grounding electrodes present at each building or structure served shall be bonded together to form the grounding electrode system.

(H) If required by the authority having jurisdiction a diagram showing service and feeders wire sizes, type of conductors, calculated loads, the area in square feet being supplied, and demand factors shall be submitted. Required panel schedules shall show connected loads, total connected loads per phase.

(I) NEC 210-8 shall be amended to apply to residential, commercial/industrial and accessory structures supplied with electrical power.

- (J) NEC 210-52(b) Exp. 2 shall read as: The receptacle outlet for refrigeration equipment shall be supplied from an individual branch circuit rated 15 amperes or greater.
- (K) At Article 210-8(b), add new item #6 to GFI protection other than dwelling units and where receptacles are within six (6) feet of sink .
- (L) Sizing of electrical services for dwellings: (All measurements shall be taken from the outside of the walls of the dwelling unit).
1. Dwelling units 2,500 square feet to 3,500 square feet shall have a minimum size electrical service of 200 amperes or greater.
 2. Dwelling units over 3,500 square feet shall have electrical services rated at least 350 amperes or greater.
 3. EXCEPTION: Load calculations may be presented to the Will County Building Department for review. The Authority Having Jurisdiction determines the proper size electrical service based on the load calculation submitted. At no time shall the total calculated load exceed 80% of the service size.
- (M) Storage spaces five (5) square feet or more shall be illuminated per NEC Article 410-8.
- (N) All rough in electrical installations shall be completed before the rough inspection is scheduled (including attic and crawl spaces). Pull chain or wall switched attic light fixtures at or near attic access point are required. "In Use" switch shall be required with wall installation.
- (O) All light fixtures shall have at least one lamp installed and all receptacles intended to be used for switched lighting shall be marked for the final inspection.
- (P) All garages attached or detached with power are required to be on a separate 20 ampere circuit. (The 20 ampere circuit is a minimum requirement, more circuits may be added or required as needed.)
- (Q) All ½ horsepower or larger motors and all appliances rated at 1127VA or greater shall be on its own dedicated circuit.
- (R) Every panel box must have each circuit labeled. All electrical panels must be located a minimum of three (3) feet from sump or ejector pit, laundry (mop) sink, and/or laundry tub.
- (S) At Article 210-5, add a new subsection as follows, to read:
1. All three phase 120/240 volt services shall have phases marked (A) Black (B) Red and (C) Blue
 2. Add new subsection (d) as follows:
All three phase 277/480 volt services shall have phases marked (A) Brown, (B) Orange (C) Yellow with the neutral being of a gray color. Junction boxes shall be marked 277/480 volts with a permanent marker or approved sticker type products.
- (T) In commercial and industrial installations:
1. All switches for fire alarms, burglar alarms, exit signs, and emergency lighting shall be equipped with mechanical lockouts to prevent an accidental turnoff of the circuits.
 2. Emergency lighting shall be connected to a light circuit or equipped with a transfer switch in the event of a power failure.

3. Floor exit proximity signs shall be required. This requirement shall extend to all IBC Group R occupancies.

- (U) Add in section 680 Overhead Conductor: No above or inground swimming pool, hot tub, or recreational equipment capable of holding water or decks shall be permitted under any overhead wiring. Delete in section 680: community antenna systems
- (V) All commercial/industrial parking facilities having moderate to heavy traffic shall require Galvanized Steel Conduit (IMC), RMC or Schedule 80 PVC under the paved areas for all power and lighting installations.
- (W) NEC 2011 250.53 (D1) shall read: Continuity- continuity of the grounding path or bonding connection to interior piping shall not rely on water meters, water softeners, water heaters, water filtering devices or other similar equipment.
- (X) A three way/four way switch for multiple entrances to a room or hall exceeding eight (8) feet between switch locations.
- (Y) Provide single, dedicated plug for sump without GFI protection and GFI protected outlet in the same vicinity (NEC 2011)

INTERNATIONAL BUILDING CODE 2012

150.120 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

IBC Section 101.1 Title

To read: These regulations shall be known as the Building Code of Will County, Illinois hereinafter referred to as "this code."

Section 101.2.1 Appendices

To read: Appendices A, B, G, and I are specifically adopted by Will County, Illinois and shall apply.

IBC Section 101.4.3 Plumbing

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.
Delete International Private Sewage Disposal Code and insert to read: Will County Health Department

IBC Section 105.2 Work Exempt From Permit

Delete Section One under "Building in its entirety."
Delete Section Five under "Building in its entirety."

IBC Section 107 Submittal Documents

To read:

All two-family residences, multifamily, condominiums, town homes, apartments, commercial and industrial documents shall be signed and sealed by a registered design professional and as required by the Chief Building Official.

IBC 108 Temporary Structures – Add: Shall be limited to one hundred eighty (180) consecutive days per year from date of issuance. Increments less than one hundred eighty (180) days shall not be permitted to be accrued toward the one hundred eighty (180) day period – following that period the temporary structures shall be removed from site.

IBC Section 109.6 Refunds

Delete existing sentence in its entirety.

Addition to read:

Requests for fee refund shall be submitted in writing to the Board of Appeals and to the Land Use Director for consideration by the Will County Board.

IBC Section 201.3 Terms Defined In Other Codes

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Section 406.4.1 Clear Height

Delete ICC/ A117.1 and insert to read: Illinois Accessibility Code 1997.

IBC Section 412.3.5 Accessibility

Delete Chapter Eleven and insert to read: Illinois Accessibility Code 1997.

IBC Section 415.8.4 Dry Cleaning Plants

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Section 717.3 Damper Testing, Ratings, and Accuation

Commercial structures that require Fire and Smoke Damper installation shall have periodic inspections; inspections shall be conducted upon said units every four (4) years. Inspections shall certify compliance with International Building Code, Section 717. Inspections shall be conducted by individual(s) certified by the International Certification Board (ICB) and American National Standards Institute (ANSI).

IBC Section 717.5 Combustibles in Concealed Spaces In Type I and Type II Construction

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Section 903.3.5 Water Supplies

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Section 1007

Accessible Means of Egress shall comply with Illinois Accessibility Code 1997.

IBC Section 1010 Ramps

Shall comply with Illinois Accessibility Code 1997.

IBC Section 1011.1

Doors not used as means of egress shall be labeled "Not An Exit."

IBC Chapter Eleven – Accessibility

Delete Chapter Eleven in its entirety and insert to read: all accessibility issues refer to Illinois Accessibility Code 1997.

IBC Section 1503.4 Roof Drainage

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Section 1612.3 Establishment of Flood Hazard Areas

To read: "The Flood Insurance Study for Will County dated April 15, 1982" including all revisions current.

IBC Section 1805.4.3 Drainage Discharge

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Chapter 29 – Plumbing Systems

Delete Chapter Twenty-Nine in its entirety and insert to read: all plumbing refer to Illinois Plumbing Code 2004.

IBC Section 3003.2 Firefighter Emergency Operation

All emergency elevator phones shall directly dial to the fire protection districts emergency number and conform to the Illinois Accessibility Code 1997.

IBC Section 3109

IRC AG102 Definitions Revise definition to include Contains or is capable of containing water over twenty four (24) inches deep and IBC 3109.2. Delete exception 109.4.

IBC Section 3305.1 Facilities Required

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IBC Section 3401.3 Compliance With Other Codes

Delete International Plumbing Code, International Private Sewage Disposal Code, and ICC Electrical Code and insert to read: Illinois Plumbing Code 2004 and N.E.C. 2011.

IBC Section 3409.2.5 Accessibility Requirements

Delete Chapter Eleven and insert to read: Illinois Accessibility Code 1997.

INTERNATIONAL ENERGY CONSERVATION CODE 2012

150.130 AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE

IECC Section 101.1 Title

To read: This code shall be known as the Illinois Energy Conservation Code

IECC Section 201.3 Terms defined in other codes:

Delete any references to ICC Electrical Code and International Plumbing Code 1998 and insert: to read "N.E.C. 2011 and Illinois Plumbing Code 2004.

Table 302.1 Exterior Design Conditions

Winter Design Dry Bulb (°F) - Zero
Summer Design Dry Bulb – 90 to 91
Summer Design Wet Bulb (°F) - 74 to 76
Degree Days Heating - 6,155
Climate Zone – 5

INTERNATIONAL FIRE CODE 2012

150.140 AMENDMENTS TO THE INTERNATIONAL FIRE CODE

IFC Section 101.1 Title

To read: These regulations shall be known as the Fire Code of Will County, Illinois, hereinafter referred to as "this code."

IFC Section 101.2.1 Appendices

To read: Appendix Chapters A, E, F and G are specifically adopted by Will County, Illinois and shall apply.

IFC Section 103.1 General

To read: The Department of Fire Prevention is established within Will County and is under the direction of each Will County fire protection district and the building code official. Consistent with the provisions of this ordinance, the Department of Fire Prevention shall not enforce fire suppression (sprinklering) in one and two family dwellings. The issuance of any county building or occupancy permit shall not be delayed or denied due to a failure to meet any sprinklering requirement enacted by another governmental body with jurisdiction in Will County.

IFC Section 103.2 Appointment

Shall be deleted in its entirety.

IFC Section 103.3 Deputies

Shall be deleted in its entirety.

IFC Section 109.3 Violation Penalties

End of first sentence to read:

Shall be guilty of a petty offense punishable by a fine of not more than \$500.00 per violation.
(Each day's violation shall constitute a separate offense). Maximum by Illinois law imprisonment.

IFC Section 111.4 Failure to Comply

End of sentence to read:

Shall be guilty of a petty offense punishable by a fine of \$100 and not more than \$500.00 per violation. (Each day's violation shall constitute a separate offense).

IFC Section 201.3 Terms Defined In Other Codes

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IFC Section 408.11.2 Tenant Identification

Delete the words "provided with secondary exit to the exterior or exit corridor" and add to the first sentence: to read "at all exits leading to corridors or exterior".

IFC Section 903.3.5 Water Supplies

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IFC Section 912.5 Backflow Protection

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IFC Section 1010.1 Ramps

Delete any references to International Building Code 2006 or ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code 1997.

IFC Section 1008.Doors, Gates, and Turnstiles

Delete any references to International Building Code 2012 or ICC/ANSI A117.1 and insert to read: Illinois Accessibility Code 1997.

IFC Section 1017.3 Non-Public Aisles

Delete any references to International Building Code Insert to read: Illinois Accessibility Code 1997.

IFC Section 5003.9.4 Electrical Wiring and Equipment

Delete International Electrical Code and insert to read:.NFPA 70

IFC Section 5004.2.2.6 Drainage System Design

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

INTERNATIONAL FUEL GAS CODE 2012

150.150 AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE

IFGC Section 101.2 Title

To read: These regulations shall be known as the Fuel Gas Code of Will County, Illinois, hereinafter referred to as "this code."

IFGC Section 101.3 Appendices

To read: Appendix A, B, C, and D are specifically adopted by Will County, Illinois and shall apply.

IFGC Section 106.6.2 Fee Schedule

Add after last sentence: See Will County Land Use Adopted Fee Schedule.

IFGC Section 106.6.3 Fee Refunds

Change text to read "Before work recommences a reissuance shall be first obtained and the fee shall be 75% of the total amount of the initial permit for such work,"

IFGC Section 108.4 Violation Penalties

The following shall be inserted:

- (A)"specify offense" = Petty Offense
- (B)"amount" = \$500.00 per violation
- (C)"number of days" = Maximum allowed by State Law

IFGCSection 108.5 Stop Work Order

The following shall be inserted:

- (A) not less than \$100.00 dollars per violation
- (B) or more than \$500.00 dollars per violation
- (C) **Each day's violation shall constitute a separate offense.**

IFGC Section 201.3 Terms Defined In Other Codes

Delete International Plumbing Code, and insert to read: Illinois Plumbing Code 2004.

IFGC Section 301.2 Energy Utilization

Change Illinois Energy Conservation Code to Illinois Energy Code

IFGC Section 301.6 Plumbing Connections

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IFGC Section 624.1.1 Installation Requirements

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IFGC Section 624.2 Water Heaters Utilized For Space Heating

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

INTERNATIONAL MECHANICAL CODE 2012

150.160 AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE

IMC Section 101.1 Title

To read: These regulations shall be known as the mechanical code of Will County, Illinois, hereinafter referred to as "this code."

IMC Section 101.2.1 Appendices

To read: Appendix A is specifically adopted by Will County, Illinois and shall apply.

IMC Section 106.5.2 Fee Schedule

Add after last sentence: See Will County Land Use Adopted Fee Schedule.

IMC Section 107.2 Required Inspections and Testing

Insert in section after its last sentence:

All underground inspections shall be required for the interior of a building. Any other inspection may be required by the code official at his discretion.

IMC Section 108.4 Violation Penalties

The following shall be inserted:

- (A)"specify offense" = Petty Offense
- (B)"amount" = \$500.00 per violation
- (C)"number of days" = Maximum allowed by State Law

IMC Section 108.5 Stop Work Orders

The following shall be inserted:

"not less than \$100.00 or more than \$500.00 per violation"

Each day's violation shall constitute a separate offense.

IMC Section 201.3 Terms Defined In Other Codes

Delete International Plumbing Code and insert to read; " Illinois Plumbing Code 2004."

IMC Section 301.11 Plumbing Connection

Delete International Plumbing Code, and insert to read: Illinois Plumbing Code 2004.

IMC Section 908.5 Water Supply

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1002.1 General

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1002.2 Water Heaters Utilized For Space Heating

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1002.3 Supplemental Water Heating Devices

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1005.2 Potable Water Supply

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1006.6 Safety and Relief Valve Discharge

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1008.2 Discharge

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1009.3 Open Type Expansion Tanks

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1101.4 Water Connection

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1201.1 Scope

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1206.2 System Drain Down

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1206.3 Protection of Potable Water

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

IMC Section 1401.2 Potable Water Supply

Delete International Plumbing Code and insert to read: Illinois Plumbing Code 2004.

INTERNATIONAL PROPERTY AND MAINTENANCE CODE 2012

150.170 AMENDMENTS TO THE INTERNATIONAL PROPERTY AND MAINTENANCE CODE

IPMC Section 101.1 Title

To read: These regulations shall be known as the Property Maintenance Code of Will County hereinafter referred to as "this code."

IPMC Section 102.3 Application of other codes

- (A) Delete any reference to the International Plumbing Code
- (B) Delete any reference to the International Zoning Code
- (C) Insert: "To read Illinois Plumbing Code 2004 and Will County Zoning Ordinance."
- (D) Delete the last sentence in its entirety.

IPMC Section 103.5 Fees

Add after the last sentence: See Will County Land Use Adopted Fee Schedule.

IPMC Section 201.3 Terms Defined in Other Codes

- (A) Delete International Zoning Code
- (B) Delete International Plumbing Code
- (C) Insert: "To read Illinois Plumbing Code 2004 and Will County Zoning Ordinance."

IPMC Section 304.14 Insect Screens

Insert the dates "from March 15 to November 1" ...

IPMC Section 502.5 Public Toilet Facilities

Delete International Plumbing Code and insert Illinois Plumbing Code 2004

IPMC Section 505.1 General

In the last sentence delete "In accordance with the International Plumbing Code" and insert: "To read Illinois Plumbing Code 2004."

IPMC Section 602.2 Residential Occupancies

To read: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature of 6,155 heating degree days. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

IPMC Section 602.3 Heat Supply

Delete first sentence in its entirety and insert the following,

To read: Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or quest rooms on terms, either expressed or implied, shall furnish heat to the occupants and maintain a temperature of not less than 68° (20° C) in all habitable rooms, bathrooms and toilet rooms from October 1 to April 30th

IPMC Section 602.3 Heat Supply

Exception: Delete the last sentence in its entirety:

IPMC Section 602.4 Occupiable Work Spaces

To read: Indoor occupiable work spaces shall be supplied with heat during "habitable working hours" of not less than 65°F (18° C).

INTERNATIONAL RESIDENTIAL CODE 2012

150.180 AMENDMENT TO THE INTERNATIONAL RESIDENTIAL CODE

R101.1 Insert Will County, Illinois.

R102.5 The following Appendices shall be adopted:

- (A) Appendix A Sizing and capacities of gas piping.
- (B) Appendix B Sizing of venting, systems serving appliances equipped with draft hoods, Category I Appliances and appliances listed for use and Type B vents.
- (C) Appendix C Exit terminals of mechanical draft and draft vent venting systems.
- (D) Appendix E Manufactured housing used as dwellings.
- (E) Appendix F Radon
- (F) Appendix G Swimming pools, spas and hot tubs.
- (G) Appendix H Patio Covers.
- (H) Appendix J Existing buildings and structures.
- (I) Appendix K Sound Transmission.

R105.2 Work Exempt From Permit

- (A) Delete Section One under "Building" in its entirety.
- (B) Delete Section Four

R106.1 Submittal Documents

To read:

All single family and two family residences, multifamily, condominiums, town homes, and apartments. Documents shall be signed and sealed by a registered design professional and/or as approved by the Chief Building Official.

R108.5 Refunds

Delete existing sentence in its entirety.

R301.2(1) Will County, Illinois.

Snow Load 25 Pounds per Square Foot (no reductions considered)

Wind Speed 90 (Uplift > 20 Lbs./ Sq. Ft.)

Seismic B

Weathering Severe

Frost Line 42"

Ice barrier underlayment required – YES

Air Freezing index – 2000

Mean Annual Temp – 50.1

Termite Moderate to heavy

Decay Slight to moderate

Winter Design Temperature 6,155 Heating Degree Days

Water Resource Ordinance for Unincorporated Will County

R302.2 Townhouses

Delete one hour and add two hour separation

R302.3 Two-family dwellings

Delete one hour and add two hour fire separation

R302.6 Separation Required: To Read

The garage shall be separated from the residence and its attic area by not less than 5/8-inch X gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by not less than 5/8 inch X gypsum or equivalent.

R313 Automatic Fire Sprinkler Systems

Delete this section in its entirety

R314.2 Location

Add to the smoke detector requirements under section three: "When HVAC equipment is installed in an attic a smoke detector shall be required in compliance with the requirements of this section."

R320 Accessibility

Delete entire section.

Amend to read accessible dwelling units shall comply with the Illinois Accessibility Code 1997 .

R322.1.7 Protection of water supply

Delete "in accordance with the plumbing provisions of this code and chapter three of the International Private Sewage Code and insert: 2004 Illinois Plumbing Code.

R407.3 Structural Requirements

Delete Exception only.

R903.2.2 Crickets and Saddles

A cricket or saddle shall be installed on the ridge side of all chimneys. Cricket or saddle covering shall be metal or of the same material as the roof covering.

R1305 Electrical Appliances

All appliances shall be installed as per N.E.C. 2011.

R2005.3 Electric water heaters shall be installed as per N.E.C. 2011**Chapter 24, "Fuel Gas", Section G2402 (201) General, G2402.3 (201) Terms defined in other codes.**

Delete ICC Electrical Code and International Plumbing Code and add the 2011 National Electrical Code and the 2004 State of Illinois Plumbing Codes respectively.

Chapter 24, "Electrical", Section G2410 (309), G2410.2 Delete Chapters 33 through 42 and add the 2011 National Electrical Code.

Chapter 24, "Water Heaters", Section G2448 (624), G2448.1.1 (624.1.1). Installation Requirements,

Delete the words "this code" and add the 2004 State of Illinois Plumbing code

Chapter 24, Section G2448 (624), G2448.2 (624.2). Water heaters used for space heating.

Delete the words "this code" and add the 2004 State of Illinois Plumbing Code.

Chapters 25, 26, 27, 28, 29, 30, 31 and 32 of the 2000 ICC Plumbing Code are to be deleted and the 2004 State of Illinois Plumbing Code is to be added in its entirety.

Chapters, 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 are to be deleted and the 2011 National Electrical Code is to be added in its entirety, with all amendments.

AG102 Definitions Revise definition to include Contains or is capable of containing water over twenty four (24) inches deep and IBC 3109.2. Delete exception 109.4.

Section AJ301 "Repairs", AJ301.1.2 "Plumbing Materials and Supplies", After the phrase "Shall not Use", Add, Unless in full compliance with the 2004 Illinois State Plumbing Code

Section AJ301 "Repairs", AJ301.2 Water Closets, Delete the words "Section P2903.2 and add The 2004 State of Illinois Plumbing Code.

Section AJ301 "Repairs", AJ301.4 Electrical, Exceptions-Numbers 1, 2, and 3. Delete Chapters 33 through 42 and add the National Electric Code.

Section AJ501 "Alterations", AJ501.5.1 Electrical equipment and wiring, Delete Chapters 33 through 42 and add the 2011 National Electric Code.

Section AJ501 "Alterations", AJ501.5.1 Electrical Equipment and Wiring, Exception: Delete Chapters 33 through 42 and add the 2011 National Electric Code.

Section AJ501 "Alterations", AJ501.5.3.5 Clearance, Delete Chapters 33 through 42 and add the 2011 National Electric Code..

150.999 FINES-PENALTIES-COSTS

(A) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions adopted by reference, or who refuses to remedy a violation of any such provision or to remedy a hazard of fire explosion, collapse, contagion, or spread of infectious disease found to exist and duly ordered eliminated, shall be charged with a petty offense and fined not more than five hundred (\$500.00) dollars for each offense. Each day upon which such violation exists shall constitute a separate offense.

Nothing herein contained shall prevent the county from taking other lawful action as is necessary for the restraint, correction and abatement of any violations.

(B) A person, firm, or corporation licensed or registered by the State, or a subdivision thereof, to do work regulated by this Ordinance or to render professional architectural or structural engineering services in connection herewith, who violates the law or Ordinance under which licensed or registered, or who violates this Building Ordinance while carrying out such work or rendering service in connection therewith, shall be reported by the Building Official to the licensing authority.

(C) Where a dispute arises regarding an engineering opinion furnished by the owner of the property involved in any matter covered by this Ordinance, the County may engage the services of a qualified registered architectural or structural engineer and the owner of the property involved shall reimburse the County for the reasonable customary cost of such services. Where a permit is issued, such engineering expense shall be added to the permit fee. Where no permit is issued, such expense may be collected by civil action at law against the owner.

Should a court of competent jurisdiction declare any section, clause, or provision of this Ordinance invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof.

This ordinance shall take effect following its passage and publication as provided by law.