

Procedures and Regulations Committee Agenda Cover Memorandum

Meeting Date: October 7, 2008

Item Title: Proposed modifications to the Building Code, Municipal Code Article 15

Committee Action Requested:

- Approval
- For discussion
- Feedback requested

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Background: Below is an explanation for each of the proposed changes. The City Attorney and, where appropriate, the Electrical Commission, have reviewed the proposed changes.

- 15-1-6 Correction of typographical error.
- 15-1-7 The proposed changes would clarify the building inspection process.
- 15-1-9 Larger redevelopments, such as those at Lutheran General Hospital and Uptown Target Area 2, would benefit from a longer permit period. The City Manager should have the authority to approve an extension.
- 15-1-12 The proposed changes will help ensure that the approved building plans remain on-site for inspectors.
- 15-1-14 Correction of typographical errors are noted.
- 15-1-16 The proposed changes would allow the Building Division to verify civil engineering on private property.
- 15-2-2 The proposed definition for deletion is already in the International Building Code books and there is no need to repeat information.
- 15-2-3 The requirement for a fire wall with a two-hour rating was established in the Municipal Code in 2005. Since that time, it has come to the attention of the Building Division that requiring a two-hour rating is more restrictive than most codes, including the IBC, which only requires one-hour rating. It is often difficult to satisfy these requirements, particularly with existing structures where there may be limited space to create a two-hour wall. Deleting this section will not create an unsafe situation.
- 15-2-4 Several different code books already require the same fire resistance ratings.

- 15-2-5 Several items regarding means of egress are already addressed in the International Residential Code.
- 15-2-6 Several items, regarding footings, foundations and slabs are addressed in the International Residential Code.
- 15-2-10 The City is mandated by the State of Illinois to enforce the Illinois Accessibility Code; therefore, it is not necessary to reference section from the International Building Code.
- 15-2-11 and 12 Sections on lighting and ventilation are already addressed in the International Mechanical Code and the International Residential Code.
- 15-3-2 An error was found in the frost line depth.
- 15-3-3 Residential garages should be described more generally as an accessory structure.
- 15-3-4 The proposed definitions for deletion are in the International Code books.
- 15-3-5 Several items are already addressed in the International Residential Code.
- 15-3-9 New single-family homes are required to have fire sprinklers, making additional fire protection unnecessary.
- 15-3-13 and 14 Lighting and ventilation are already addressed in the International Mechanical Code and the International Residential Code.
- 15-5-3 Sections B and E are already in the International Residential Code.
- 15-5-4A The proposed change would clarify the location of electrical sub panels.
- 15-5-4 L and M Additional language is needed regarding grounding on electrical equipment.
- 15-10 and 11 Chapters 10 and 11 should be merged in an effort to simplify and consolidate language on accessory structures.

Recommendation:

Move approval of the modifications to the Building Code Article 15.

Budget Implications:

- Does Action Require an Expenditure of Funds: Yes No
- If Yes, Total Cost:
- If yes, is this a Budgeted Item: Yes No

Attachments:

- Proposed changes to Article 15

15-1-6 BUILDING PERMITS

A building permit is required for the construction of any building or structure, any alterations or additions to any building or structure or appurtenance thereto, including but not limited to:

5. Construction or resurfacing of driveways and off street parking facilities excluding ~~seal coating~~ seal coating.

15-1-7 REQUIRED INSPECTIONS

After issuing a building permit, the code official shall conduct inspections from time to time during and upon completion of the work for which a permit has been issued. The Building Official shall maintain a record of all such examinations, inspections and any other record of violations of this code. Required inspections shall be requested, performed and approved prior to concealment of any work, and/or receiving a Certificate of Occupancy. It is the responsibility of the applicant to request the required inspections.

15-1-9 EXPIRATION OF PERMIT

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 30 days. Before such work can be recommenced, a new permit shall be first be obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work, or complete work under that permit when he is unable to commence work, or complete work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once, except upon review and approval by the City Manager. In order to renew a permit after expiration, the permittee shall pay one-half the original permit fee.

Failure to complete construction as indicated on the approved permit plans within the time indicated in the table below from the date of issuance shall terminate the permit.

- a. Commercial and Institutional Structures – Principal Building -- ~~24~~ 18 months

- b. Multi-family Residential Structures Exceeding 24 Dwelling Units – 18 months
- c. Single family dwellings – 12 months
- d. All Other Exterior Construction -- 12 months
- e. All Interior Construction -- 12 months

15-1-12 COMPLIANCE WITH APPROVED PLANS

All new work, additions, and/or accessory structures shall comply with the construction, site, grading, and/or plot plan(s) approved by the Building Official and/or the City Engineer. A copy of all approved building plans shall remain on site, and shall be accessible by the Building Official or his or her designee, until all construction has been completed, inspected and approved, and/or until a final certificate of occupancy has been issued.

15-1-14 FOUNDATION ONLY PERMIT; SPOTTED SURVEY

A. Foundation Only Permit.

When any structure or addition to a structure requires the installation of a foundation, footings or a concrete pad (“Foundation”), a ~~f~~Foundation Only permit shall be required prior to the issuance of a Full Building Permit. No ~~Foundation~~foundation Only Permit may be issued unless the Permittee shall first execute a waiver acceptable to the City Attorney, acknowledging an understanding of this Section, and the fact that the location of the structure is the sole and complete responsibility of the Permittee. For purposes of this Section, Permittee shall include the owner of the premises, the Contractor and any person applying for the permit.

B. Full Building Permit.

A Full Building Permit shall not be issued until the ~~f~~Foundation is found to be in compliance with City regulations. After the pouring of the ~~f~~Foundation, the ~~permitee~~permittee shall submit to the Building Official a survey bearing the certificate of a registered surveyor. The survey shall set forth the exact location and elevations of the ~~Foundation~~foundation in relation to the lot lines, and bear the registered surveyor’s certification that the ~~Foundation~~foundation is in compliance with all City ordinances and regulations. If there is any encroaching work, it must be removed within thirty (30) days of notice from the City of the encroachment or within thirty (30) days of a denial by the Zoning Board of Appeals of a variance request.

C. Violation; Variance; Fees.

If the Foundation has been installed in violation of City regulations and the Permittee chooses to apply to the Zoning Board of Appeals for a variance with respect to the

violation; the fee for such application shall be triple the amount of the typical application fee or 20% of the amount of the estimated cost of the new construction, whichever is greater. This additional fee requirement may be waived upon proof by the owner that the owner relied on an inaccurate spotted survey. The hardship of the cost of removing the violating aspect of the work shall not be considered by the Zoning Board of Appeals in determining whether or not a variance should be granted. No variance application shall be accepted after the passage of thirty (30) days from the date of mailing of the notice of violation by the City.

D. Penalties.

If work over and above the pouring of the Foundation is done prior to issuance of a Full Building Permit, the Permittee shall be fined in an amount of \$2,500.00 per day from the date that the Foundation pour was completed until the date of the issuance of a Full Building Permit.

E. Joint and Several ~~Liability~~Liabilities.

The owner, the ~~permittee~~permittee and the contractor shall be jointly and severally liable for any penalties or fees accruing pursuant to this Section 15-1-14.

(Ord. 2007-71, 9/4/07)

15-1-16 FINAL APPROVAL AND OCCUPANCY

The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance and all necessary repairs of public or private property damaged during construction have been completed.

The Building Official may require the applicant to hire a civil engineer, licensed in the state of Illinois, and at the applicant's expense, to prepare an analysis of site conditions after completion of work and to submit to the City; an as-built plan identifying features listed in Article 15, Chapter 8, showing actual construction, and certifying that the as-built design shall not cause ponding or flooding.

15-1-17 APPEALS

The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until inspections have demonstrated that the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance, all necessary repairs of public or private property damaged during construction have been completed or an offer of restitution has been accepted and payment has been received for any fines, fees or taxes owed the City. If there has been damage to either public or private property during construction, the Building Official may issue a certificate of occupancy even though repairs or restitution have not been made or an offer of restitution has not been

accepted when, in the opinion of the Building Official, a reasonable and good faith attempt has been made to complete the necessary repairs or to provide restitution.

ARTICLE 15

15-2-2 DEFINITIONS

~~Attic: The unfinished space between the ceiling joists of the top story and the roof rafters.~~

15-2-3 GENERAL BUILDING LIMITATIONS

A. Buildings and structures in Residential Group R (multifamily dwelling units):

- ~~1. All Exterior Walls shall be constructed with non-combustible material that has a minimum two (2) hour fire rating as approved by the building official.~~
- ~~2. All unit separations shall be constructed with a non-combustible, minimum two (2) hour fire rating, either vertically and/or horizontally, including but not limited to the separation from a common hallway or any other common areas in the building.~~
- ~~3. All structural steel beams, columns, girders, and trusses shall not be exposed. All members shall be protected with no less than a two (2) hour fire rating.~~
- ~~4.1. All egress shafts shall be constructed with a non-combustible, minimum two (2) hour rated, including but not limited to egress stairways.~~

B. Building and structures in Groups A, B, E, F, H, M, S, U and I:

- ~~1. All Exterior Walls shall be constructed with non-combustible material that has a minimum two (2) hour fire rating as approved by the building official.~~
- ~~2. All structural steel beams, columns, girders, and trusses shall not be exposed. All members shall be protected with no less than a two (2) hour fire rating.~~
- ~~3. All egress shafts shall be constructed with a non-combustible, minimum two (2) hour rating, including but not limited to egress stairways.~~
- ~~4.1. All unit separations shall be constructed with a non-combustible, minimum two (2) hour fire rating, either vertically and/or horizontally, including but not limited to the separation from a common hallway or any other common areas in the building.~~

C. Residential garages shall comply with Article 15, Chapter 10 of this code.

D. Unprotected metal structures shall comply with Article 15, Chapter ~~4+10~~ of this code.

E. Roll roofing shall not be used for covering a building roof that has a slope in excess of seventeen percent (2 in 12-inch pitch) or used for building siding unless approved by the Building Official.

(Ord 2005-46, 8/15/05, S24)

~~15-2-4~~ FIRE RESISTANT CONSTRUCTION AND SYSTEMS

~~Fire resistant construction and systems shall conform to the provisions set forth in Article 7 of the Park Ridge Municipal Code.~~

(Ord 2005-46, 8/15/05, S24)

15-2-5 MEANS OF EGRESS

A. DIRECT ACCESS EXITING AND ENCLOSURES: All dwelling units in Residential Use Group R, ~~except single family and single family attached (town homes),~~ located above a first floor, ground floor or parking level of any building shall have direct access exiting to a minimum of two (2) enclosed stairways which shall exit to grade level.

E. THERMAL BARRIER: ~~Foam plastic, except where otherwise noted, shall be separated from the interior of the building by minimum 5/8 inch gypsum board.~~

F. ATTICS: ~~Within an attic accessible by means of a fixed stairway, foam plastics shall be protected against ignition by 5/8 inch gypsum board.~~

(Ord 2005-46, 8/15/05, S24)

15-2-6 FOOTINGS, FOUNDATIONS AND SLABS

A. GENERAL REQUIREMENTS: Timber or wood footings and foundations are prohibited. Poured in place concrete footings and foundation walls will be considered to the accepted good practice unless an alternate design is approved by the Building Official.

1. Footings:

a. The minimum edge thickness cannot be less than the walls they support but in no case less than eight (8) inches.

~~b. The minimum width cannot be less than twice the wall thickness they support.~~

~~c. The footing base shall be poured on a flat even surface minimizing differential settlement and capable of supporting the intended dead and live loads.~~

2. Foundation Walls:

a. The minimum edge thickness cannot be less than eight (8) inches for foundation walls, 7'6" in height or less and spanning not more than thirty (30) linear feet and supporting only one story.

b. All foundation walls other than that noted in 1. above shall have a minimum thickness of ten (10) inches.

c. Foundation wall depth measured from the top of the finished grade to the undersides of the footing cannot be less than four (4) feet provided the soil is capable of supporting the intended load. ~~Detached garages and other accessory~~ Accessory Structures less than 720 square feet are exempt from this requirement (See Residential Garages).

d. Foundation walls abutting or adjoining an existing foundation wall shall be treated as a construction joint and be attached by reinforcing steel bars drilled into the existing foundation wall. The size, spacing, and method shall be approved by the Building Official following the guidelines set forth by the American Concrete Institute (ACI).

15-2-10 ADOPTION OF THE ILLINOIS ACCESSIBILITY CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the Illinois Accessibility Code published by the State of Illinois Capital Development Board and any future revisions or amendments thereto for the purpose of establishing rules and regulations for the design, installation and construction, alteration, demolition, equipment, location and maintenance of buildings and structures to assure the safety and welfare of all members of society and to be readily accessible to and usable by environmentally limited persons. Accessibility, Chapter 11 of the International Building Code is deleted.

(Ord 2005-46, 8/15/05, S24)

~~15-2-11~~ LIGHTING

~~Every room used for cooking or sleeping purposes shall have at least one window facing directly to the outdoors. The minimum total window area, computed on the basis of clear glass surface, for every room used for cooking or sleeping purposes shall be eight percent (8%) of the floor area of such room. Whenever a window of any such room faces or abuts any structure, located less than three (3) feet from the window or when such window is below grade and the window well enclosure or the earth is less than three (3) feet from the window, such window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area.~~

~~*(Ord 2005-46, 8/15/05, S24)*~~

~~15-2-12~~ VENTILATION

~~Every habitable room, water closet compartment, bathroom and any room used for eating or cooking shall have at least one window that can easily be opened or such other device as will adequately ventilate the room. The total openable window area in every room used for cooking or sleeping purposes shall be equal to at least forty five percent (45%) of the minimum window area size as required in 15-2-11, except where there is supplied some device affording adequate ventilation and approved by the~~

Building Official. ~~All openings to the outside shall be screened to prevent the entrance of insects, birds, rodents and other pests.~~
(Ord 2005-46, 8/15/05, S24)

ARTICLE 15

BUILDING REGULATIONS

(Ord 2003-42, 7/21/2003, S23 – Entire rewrite)

15-3-2 BUILDING PLANNING

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: Buildings constructed within the City shall be built according to the following design criteria:

Roof Load, 20 psf
Roof Snow Load, 30 psf
Wind Pressure, 40 psf
Seismic Condition, Zone 1
Weathering, severe
Frost Line Depth, ~~48~~42 inches
Termite, slight to moderate
Decay, slight to moderate

(Ord 2005-46, 8/15/05, S24)

15-3-3 Accessory Structures ~~RESIDENTIAL GARAGES~~

~~Residential garages~~Accessory structures shall comply with Article 15, Chapter 10 of this code.

15-3-4 MEANS OF EGRESS

~~EXIT REQUIRED: Not less than one exit shall be provided from each dwelling unit. Patio doors shall not be counted as an entry or exit.~~

DIRECT ACCESS EXITING AND ENCLOSURES: A two family building having a dwelling unit above the first floor shall have direct access to a minimum of two separate enclosed stairways exiting at grade level.

~~EMERGENCY ESCAPE: All basements and sleeping rooms shall have at least one escape and rescue window or exterior door for emergency escape and rescue.~~

UNDER STAIR PROTECTION: Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with ~~5/8-inch~~5/8-inch gypsum board with joints taped and sanded.

~~THERMAL BARRIER: Foam plastic, except where otherwise noted, shall be separated from the interior of the building by minimum 5/8 inch gypsum board.~~

~~ATTICS: Within an attic accessible by means of a fixed stairway, foam plastics shall be protected against ignition by 5/8 inch gypsum board.~~

15-3-5 FOOTINGS, FOUNDATIONS, SLABS AND TRENCH FOUNDATIONS

A. GENERAL REQUIREMENTS: Timber or wood footings and foundations are prohibited. Poured in place concrete footings and foundation walls will be considered as the accepted good practice unless ~~an alternate design is approved by the Building Official~~ the Building Official approves an alternate design.

1. Footings:

a. The minimum edge thickness cannot be less than the walls they support but in no case less than eight (8) inches.

~~b. The minimum width cannot be less than twice the wall thickness they support.~~

~~The footing base shall be poured on a flat even surface minimizing differential settlement and capable of supporting the intended dead and live loads.~~

2. Foundation Walls:

The minimum edge thickness cannot be less than eight (8) inches for foundation walls, 7'6" in height or less and spanning not more than thirty (30) linear feet and supporting only one story.

All foundation walls other than that noted in 1. Above shall have a minimum thickness of ten (10) inches.

Foundation wall depth measured from the top of the finished grade to the undersides of the footing cannot be less than four (4) feet provided the soil is capable of supporting the intended load. ~~Detached garages and other accessory~~ Accessory structures less than 720 square feet are exempt from this requirement (See Residential Garages).

Foundation walls abutting or adjoining an existing foundation wall shall be treated as a construction joint and be attached by reinforcing steel bars drilled into the existing foundation wall. The size, spacing and method shall be approved by the Building Official following the guidelines set forth by the American Concrete Institute (ACI).

3. Concrete Slab Thickness: The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than four (4) inches, ~~and not less than five (5) inches for attached or detached garages.~~ With a minimum of a four (4) inch granular base.

4. Trench Foundation: Trench foundations may be permitted for a one (1) story single-family addition when approved by the Building Official and must comply with the following:

- a. The trenched wall must be a minimum of ten (10) inches thick and the footing flared to twenty (20) inches wide.
- b. The soil supporting the trenched wall must be plumb, smooth and free of roots or other foreign materials.
- c. The flared footing base shall be poured on a flat even surface minimizing differential settlement and capable of supporting the intended dead and live loads.

15-3-9 FIRE RATING

Floor joist protection:

- A. All open webbed floor joists and manufactured floor joists shall be protected underneath with 5/8-inch drywall or any other material that provides a one hour (1) fire rating, —except where an approved fire sprinkler is installed and operational or as deemed not necessary by the building official.

Wall construction in all Attached Dwelling Units:

- ~~A. All exterior walls shall be constructed with non-combustible material that has a minimum two (2) hour fire-rated Fire Wall as approved by the building official.~~
- B. All unit separations shall be constructed with a non-combustible, minimum two (2) hour fire rating, either vertically or horizontally, including but not limited the separation from a common hallway, etc.

(Ord 2005-46, 8/15/05, S24)

15-3-13 LIGHTING

~~Every room used for cooking or sleeping purposes shall have at least one window facing directly to the outdoors. The minimum total window area, computed on the basis of clear glass surface, for every room used for cooking or sleeping purposes shall be eight percent (8%) of the floor area of such room. Whenever a window of any such room faces or abuts any structure, located less than three (3) feet from the window or when such window is below grade and the window well enclosure or the earth is less than three (3)~~

feet from the window, such window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area.

(Ord 2005-46, 8/15/05, S24)

15-3-14 VENTILATION

Every habitable room, water closet compartment, bathroom and any room used for eating or cooking shall have at least one window that can easily be opened or such other device as will adequately ventilate the room. The total openable window area in every room used for cooking or sleeping purposes shall be equal to at least forty five percent (45%) of the minimum window area size as required in 15-3-13, except where there is supplied some device affording adequate ventilation or approved by the Building Official. All openings to the outside shall be screened to prevent the entrance of insects, birds, rodents and other pests.

(Ord 2005-46, 8/15/05, S24)

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 5 ADOPTION OF THE NATIONAL ELECTRICAL CODE

(Ord 2003-42, 7/21/2003, S23 – Entire rewrite)

15-5-3 WIRING DEVICES AND FIXTURES

- A. ATTIC VENTILATION AND CEILING EXHAUST FANS: All motorized attic furnaces, and ventilators shall be equipped with a high limit control or similar automatic shut-off device.
- B. ~~BATHROOM ELECTRICAL SDEVICES: All electrical devices located in a bathroom shall be at least five (5) feet, measured horizontally, from a bathtub or shower.~~
- C. BATHROOM RECESSED LIGHTING FIXTURE: Recessed lighting fixtures installed directly above a bathtub or shower shall be equipped with either a solid glass or plastic lens.
- D. CARBON MONOXIDE DETECTOR: A carbon monoxide detector shall be line voltage with battery backup and shall be installed on any level containing sleeping rooms (bedrooms) of a dwelling unit which is new or being altered.
- E. ~~RESIDENTIAL SMOKE DETECTORS: All residential smoke detectors shall be line voltage with battery backup, installed on each level of the structure, and in all sleeping rooms (bedrooms) which are new or altered. They shall be interconnected so that when one sounds, all sound on their own separately labeled circuit.~~
- F. RESIDENTIAL GARAGES: In all detached garages at least one light, one switch, and one duplex receptacle shall be installed. A separate ground conductor must be installed on all accessory structures that are wired for light and/or power.
- G. FAN RATED BOXES: A heavy-duty fan rated box shall be used for any ceiling mounted light where a ceiling fan could be reasonably installed.

(Ord 2005-46, 8/15/05, S24)

- A. The installation of sub panels may be allowed, but only after a request has been submitted in writing, and approved by the Building official in writing. Upon approval by the Building Official, a sub panel located within three feet of the Service panel shall be allowed to serve any portion of the dwelling unit. A sub panel that is not located within three feet of the Service panel shall only service the floor it is on. ~~One (1) main disconnect will be allowed in a single family occupancy. The installation of sub panels may be allowed, but only after a request has been submitted in writing, and approved by the Building Official in writing. Upon approval by the Building Official, sub panels may only be installed on same the floor with the circuits that are distributed by the sub panel.~~
- B. To determine the proper size electrical service, the Building Official shall calculate the total area of structures by measuring the perimeter of the structure and garage from the outside exterior walls for each floor and any basements.
(Ord 2005-46, 8/15/05, S24)
- C. Structures one thousand five hundred (1,500) square feet or less shall be supplied by no less than a 100 ampere service.
- D. Structures larger than one thousand five hundred (1,500) square feet shall be supplied by no less than a 200-ampere service.
- E. Structures larger than three thousand five hundred (3,500) square feet shall be supplied by no less than a 400-ampere service.
- F. All service entrance conductors shall be copper and installed in rigid metallic conduit where above grade.
- G. The minimum conductor size for a 100-ampere service shall be #3 copper.
- H. The minimum conduit size for a 100-ampere service shall be 1-1/4 inch.
- I. The minimum service entrance conductor for a 200-ampere service shall be 3/0 copper.
- J. The minimum conduit size for a 200-ampere service shall be two (2) inch.
- K. All load centers shall have a minimum of four (4) spare spaces for future use.
- L. GROUNDING OF WATER CONTAINER EQUIPMENT: Electrical boxes servicing water container equipment related to hydro massage tubs, hot tubs, and steamers, pools, and the like are required to have a continuous copper Equipment Grounding Conductor from this box to the Service panel. This wire shall be sized to the NEC Table 250.122.

M All AC condensing units are required to have a continuous copper Equipment Grounding Conductor from the AC Disconnect to the Service panel. In addition, the AC unit shall be grounded to the Disconnect with an Equipment Grounding Conductor. These Equipment Grounding Conductors shall be sized according to Table 250.122 of the NEC.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 10 RESIDENTIAL GARAGES ACCESSORY STRUCTURES & GARAGES

(Ord 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

- ~~15-10-1~~ ~~15-10-1~~ Accessory structure defined
~~15-10-2~~ Residential Garage Defined
~~15-10-23~~ Attached
15-10-4 Detached Garage
15-10-5 PERMIT AND CONSTRUCTION WAIVER

- ~~a15-10-3~~ ~~Detached Garages~~
15-10-6 UNPROTECTED METAL STRUCTURES

15-10-1 ACCESSORY STRUCTURE: A use, building or structure, which, other than a detached garage:

1. Is subordinate in area, extent or purpose to the principal building or structure or principal use served;
2. Is located on the same zoning lot as the principal building or structure or principal use served; and
3. Is commonly and customarily associated with the principal building or structure or principal use served.
4. Must be installed per manufactures' installation instructions or constructed to comply with the International Residential Code.

~~5-10-2~~ RESIDENTIAL GARAGE DEFINED

A structure with the outside walls being not less than fourteen (14) feet wide and nineteen (19) feet long designed or constructed to be used for the parking of passenger motor and recreational vehicles.

~~15-10-2~~ ATTACHED GARAGES

~~A. Residential garages attached to or located beneath rooms in buildings of Use Groups~~

~~R-3 or R-4 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than one hour fire resistance rating. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than four inches (4") above the garage floor. The door opening protectives shall be one and three-fourths inch (1 3/4") solid core wood doors or approved equivalent. Vehicle entry doors shall not be less than seven feet (7') in height. For single family and two family residences, no part of an attached garage shall be below the approved grade.~~

~~B. Garages in all other use groups as defined in 15-2-3 shall comply with all applicable provisions of Article 15, Chapter 2.~~

~~C. A garage shall be separated from any residence and its attic area by a minimum of 5/8 inch gypsum board with joints taped and sanded applied to the garage side.~~

~~D. Garage and carport floor surfaces shall be of approved, non-combustible material. That area of floor used for parking of vehicles shall be sloped to facilitate the movement of liquids toward the main vehicle entry door or floor drain.~~

15-10-34 DETACHED GARAGES

A. Must be constructed to comply with the International Residential Code. Detached Garages in Use Groups R-1 AND R-2 shall be constructed of noncombustible materials with a two hour fire resistance rating.

B. Detached Garages in Use Groups R-3 AND R-4 may be of frame construction

C. Garages Not Exceeding Seven Hundred Twenty (720) Square Feet:

1. Foundation design

a. Frame Garages: Grade beam or thickened edge concrete construction is permitted provided there is a five inch (5") concrete floor poured monolithically with a continuous ten inch (10") ~~thick~~ (12") thick by twenty inch (20") wide foundation around the perimeter of the building supporting the structural load of the garage.

b. Masonry Garages: Garage walls constructed of masonry or similar materials shall be supported by a concrete or masonry foundation, which is, ~~installed a minimum of forty two (42") inches below approved grade.~~

2. Garage Floor: Shall be poured concrete a minimum of five inches (5") thick and not less than five (5) bags of cement for each cubic yard.

3. Wall Studs: Shall be two inches (2") by four inches (4"), spaced sixteen inches (16") on center or less.

4. Roof Rafters: Shall have a maximum spacing of twenty-four inches (24") on center and designed to support a twenty-five (25) pound live load. Roofs shall not be pitched less than three inches (3") of rise to twelve inches (12") of run.
5. Collar Ties: Shall be installed midway between the top plate and ridge at every other common rafter. The collar ties shall be a minimum of two inches (2") by four inches (4").
6. Joists: Shall be at least two inches (2") by six inches (6") and installed six feet (6') on center or less. The joists shall anchor the roof rafters at the top plate, thus functioning as the bottom cord of a truss.
7. Top Plates: Shall be doubled two inch (2") by four inch (4") framing member. A single plate may be used provided the rafters are set directly over the wall studs.
8. Bottom Plate or Sill: Shall be at least a single two inch (2") by four inch (4") member anchored to the slab with one-half inch (1/2") bolts, ten inches (10") long, spaced not more than six feet (6') on center.
9. Corner Braces: Each corner shall be supported with a one inch (1") by four inch (4") diagonal brace let into the studs, or sheathing grade of plywood one-half inch (1/2") by four feet (4') wide by the height of the vertical wall fastened to each corner. Other sheathing materials may be used as set forth in the International Building Code.
10. Corner Posts: Shall be a minimum of a single four inch (4") by four inch (4") or a double two inch (2") by four inch (4") post or column.
11. ~~Roof, Floor and Wall Sheathing: Shall be designed and installed in accordance with the specifications set forth in the International Building Code.~~
12. ~~Roof Sheathing: Shall be installed in accordance with the specifications set forth in the International Building Code.~~
13. ~~Masonry Walls: Garage walls constructed of masonry and similar materials other than frame construction, shall meet the applicable requirements set forth in the International Building Code.~~
14. Vehicle entry doors shall not be less than seven feet (7') in height.

D. Garages Exceeding Seven Hundred Twenty (720) Square Feet:

1. Foundation Design: A frame or masonry garage exceeding seven hundred twenty (720) square feet in area shall provide a concrete or masonry foundation designed to support the intended structural load and shall be installed forty-eight inches (48") below approved grade.
2. Detached Garages Exceeding 720 Square Feet. Detached garages exceeding seven hundred twenty (720) square feet shall also comply with Sections 2 through 14 in (A) above.
3. Fire Separation Walls: All detached garages shall be limited to seven hundred twenty (720) square feet in area unless properly fire stopped. A fire separation wall shall extend from the garage floor slab to the underside of the roof sheathing and shall be the equivalent of wood stud construction two inch (2") by four inch (4") with five-eighths inch (5/8") gypsum board fastened to each side.

E. All Detached Garages. For single family and two family residences, no part of a detached garage shall be below the approved grade.

(Ordin 2002-06, 2/4/2002, Supp21)

15-10-5 PERMIT AND CONSTRUCTION WAIVER

The following accessory structures, buildings and uses are exempt from permit and construction code requirements, subject to the following standards:

Tool, garden and all-purpose sheds, kiosks, playhouses, playground equipment, dog houses and other similar buildings, uses and structures less than sixty-five (65) square feet in area and less than eight and one-half feet (8 1/2') in height.

(Ord 2005-46, 8/15/05, S24)

15-10-6 UNPROTECTED METAL STRUCTURES

Unprotected metal structures shall not exceed one hundred (100) square feet in area or nine feet (9') in height.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 11 — ACCESSORY BUILDINGS

(Ord 2003-42, 7/21/2003, S23 — Entire rewrite)

SECTION

- 15-11-1 — Definition
- 15-11-2 — Permit Required
- 15-11-3 — Permit and Construction Waiver
- 15-11-4 — Unprotected Metal Structures

15-11-1 — DEFINITION

~~ACCESSORY STRUCTURE: A use, building or structure, which, other than a detached garage:~~

- ~~1. Is subordinate in area, extent or purpose to the principal building or structure or principal use served;~~
- ~~2. Is located on the same zoning lot as the principal building or structure or principal use served; and~~
- ~~3. Is commonly and customarily associated with the principal building or structure or principal use served.~~

15-11-2 — PERMIT REQUIRED

~~It shall be unlawful to proceed with the construction, installation, enlargement or alteration of any accessory building or structure until a permit has been obtained from the Building Official or unless said construction meets the construction waiver standards provided for in Section 15-11-3 below.~~

15-11-3 — PERMIT AND CONSTRUCTION WAIVER

~~The following accessory structures, buildings and uses are exempt from permit and construction code requirements, subject to the following standards:~~

~~Tool, garden and all purpose sheds, kiosks, playhouses, playground equipment, dog houses and other similar buildings, uses and structures less than sixty five (65) square~~

~~feet in area and less than eight and one half feet (8 1/2') in height.~~

~~(Ord 2005 46, 8/15/05, S24)~~

~~15 11 4 — UNPROTECTED METAL STRUCTURES~~

~~Unprotected metal structures shall not exceed one hundred (100) square feet in area or nine feet (9') in height.~~