

February 6, 2004

The 2003 International Residential Code,

9-10-1: Code Adopted: **Change** “International One- and Two-Family dwelling Code” to “International Residential Code (IRC)”

Amendments to the 2003 IRC are as follows:

Section R101.1 Title. **Insert**, Village of Monee, Will County, Illinois

Section R105.2 Work exempt from permit.

Building:

#1 Replace “200” with “60”.

#2 Delete entire sentence.

#5 Delete entire sentence.

ADD, Section R106.2.1 Plats required.

New construction requires, Top of Foundation Plat (TOF) with elevation of walls and set back requirement. This plat shall be submitted with an Illinois licensed surveyor seal and reviewed after the foundation walls are set and before any more construction continues. As part of the final Inspection for the certificate of occupancy, an engineer sealed plot plan showing the TOF as built conformance of the final topography of the lot with the approved Grading plan.

ADD to end of Section 113.4 Violation penalties “IAW Village Code 1-4-1 A.

TABLE R301.2 (1)

Insert the following under the headings indicated:

ROOF SNOW LOAD – Severe

WIND SPEED – 90 mph.

SEISMIC DESIGN CATEGORY – B

WEATHERING – Severe

FROST LINE DEPTH – 42 Inches

TERMITES – Moderate to heavy

DECAY – Slight to Moderate

WINTER DESIGN TEMP. - -3 Deg. F

ICE Shield UNDERLAYMENT Required- yes

FLOOD HAZARD – 11/6/2000 FIRM

Air Freezing Index – 1500

Mean Annual Temp- 51 Deg.

SECTION R305.1 Minimum height

Delete the existing wording in its entirety and replace with the wording as follows:

“Habitable rooms including finished or unfinished basements shall have a Minimum ceiling height of not less than 7 feet 6 inches. Not more than 50 Percent of the required area may have a sloped ceiling less than 7 feet 6 Inches in height with no portion of the required area less than 5 feet in height.

Exceptions:

1. Beams and girders may **not** project more than 10-inches below the required ceiling height.
2. Duct or other obstructions may project to within 6-feet 8-inches of the finished floor.
3. Kitchens, Bathrooms, and hallway may have a ceiling height of 7-feet from finished floor to finished ceiling
4. Not more than 50% of the required floor area of a room is permitted to have a slope ceiling less than 7-feet 6-inches with no portion of the required floor area less than 5-feet in height.

Section R309.2 Separation required.

Replace the wording “1/2 inch Gypsum Board” with “5/8 fire rated gypsum board”.

ADD “The perimeter of the parking area adjacent to any Occupiable space shall be curbed to a minimum height of 4-inches above the finished surface of the garage floor and at a width of not less than 4-inches sealed along the edges.

Section R310.1 Emergency escape and rescue required.

Delete the wording “with habitable space” (Basements are required escape windows)

Section R312.2 Guard Opening Limitations.

Add to end “Required Guards shall not be constructed with horizontal rails or other ornamental patters that results in a ladder effect.”

Section R313.1 Single and multiple-station smoke alarms.

Add 4. In Attics or crawl spaces with mechanical equipment, Smoke alarms are required.

Section R317.1 Two-Family Dwelling.

Replace the wording “by wall and /or floor assembly of not less than 1-hour” with “by a Non-Combustible wall and/or floor assembly of not less than 2-hour”.

Delete Exception.

Section R317.2 Townhouses.

Delete the wording “meeting the requirements of section R302 for exterior walls” and

Insert the wording “of Non-Combustible walls of not less than 2-hour rating”.

Add Section R405.2.3.1 Sump pump Drainage.

In new construction, sump pumps shall be connected to the storm drains

Section R408 Under-Floor Space

Delete Section R408.3 Access in its entirety and rename as follows:

Section R408.3 Height.

The minimum clearance from the surface of the Under-floor area to the bottom of the lowest point of the floor joists shall be 36". Mechanical fixtures suspended between or under the floor joists shall not Be less than 30 inches.

Add Section R408.3.1 Access

An access crawl hole of not less than 30 inches by 22 inches shall be Provided to the under-floor space

Change Section R408.5 Finished grade in its entirety to “The finished grade of under-floor surface may be located at the bottom of the footing. The floor shall be constructed of a minimum of 4” of crushed stone, a vapor barrier, and topped with minimum of 2” of concrete. The concrete shall be sloped toward a floor drain.

Section R503 Floor Sheathing

Add to Section R503.2 Wood Panel Sheathing.

Sub floors shall be a tongue & groove type, Sized IAW Table R503.2.1

Change Section R503.2.3 Installation wording to:

Section R503.2.3 Installation.

All Subfloor shall be glued to the joist with subfloor adhesive with screws or ring shank nails sized and spaced IAW the appropriate tables.

Section R907.3 Recovering versus replacement (Roofing)

Add #4. If architectural shingles are being installed or the first shingles Installed are architectural style shingles.

Section M1305.1.3 Appliances in Attics.

Insert the wording “with a fixed ladder, folding stairs, or a permanent stair case”
Between “access shall be provided” and “with an opening”.

Chapter 25 to 32 Part VII - Plumbing.

The adopted Illinois State Plumbing Code and the Village Code, Section 9-2, Chapter 2, has precedence over the International Residential Code.”

Chapter 33 to 42 Part VIII - Electrical.

The adopted National Electric Code and the Village Code 9-3-1 Chapter 3, has precedence over the International Residential Code.”