

Ordinance 2005- 05-24

AMENDMENT TO THE KENDALL COUNTY BUILDING CODE
BUILDING CODE ADOPTION ORDINANCE

WHEREAS, in order to ensure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation, and fire safety; and

WHEREAS, in order to secure safety to life and property from all hazards incidental to the design, erection, repair, removal, demolition or occupancy of buildings, structures or premises; and

WHEREAS, in order to provide penalties for the violation of the Kendall County Building Code;

NOW THEREFORE, BE IT ORDAINED, **THAT THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:** the following published editions are HEREBY ADOPTED as the Building Code of the County of Kendall, State of Illinois, for the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions and terms of these documents hereby referred to are made a part of this ordinance as if fully set out in this ordinance with certain insertions, deletions and changes as listed in the Kendall County Building Code, attached hereto as Exhibit "A".

International Building Code, 2003 Edition
International Residential Code 2003 Edition Including Appendix F and G
National Electric Code, 2002 Edition
Illinois State Plumbing Code 2004 Edition
International Mechanical Code 2003 Edition

ADOPTED this 19th day of April 2005.

EFFECTIVE this 1st day of December 2005.


Chairman, County Board of Kendall County

ATTEST


Kendall County Clerk

KENDALL COUNTY BUILDING CODE

KENDALL COUNTY BUILDING REGULATIONS

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KENDALL COUNTY BUILDING CODE

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SECTION 1 - IN GENERAL

ADOPTION

The County of Kendall adopts as the building code of the County, the following documents with certain insertions, deletions and changes as listed in the Kendall County Building Regulations:

International Building Code 2003

International Residential Code 2003, Including Appendix F and Appendix G

National Electric Code 2002

Illinois State Plumbing Code 2004

International Mechanical Code 2003

SCOPE

The Kendall County Building Code shall be applicable to all buildings and structures erected, repaired, altered, demolished or moved within the jurisdiction of the County of Kendall.

INTENT

The intent of the Building Code of Kendall County is to insure public safety health and welfare insofar as they are affected by building construction through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation and fire safety and, in general, to secure safety to life and property from all hazards incidental to the design, erection, repair, removal demolition or occupancy of buildings, structures or premises.

VIOLATION PENALTIES

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

MEANS OF APPEAL shall be replaced in its entirety with the following:

An appeal may be taken to the County Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the building Officer in his/her interpretation of this ordinance. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official.

The County Planning, Building & Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication of such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building & Zoning Committee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and too the building officer.

SAVING CLAUSE

Nothing in this ordinance or in the building codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited on page 1 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

DATE OF EFFECT

July 1, 1994

SECTION 2 – International Building Code 2003

PURPOSE

The purpose of this Section is to establish minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of structures providing for the issuance of permits, collection of fees, making of inspection and providing penalties for the violations thereof.

ADOPTION

For the above-mentioned purpose, the County of Kendall in the State of Illinois, ADOPTS as part of the County Building Code the International Building Code 2003. Each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code 2003 herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:

IBC Section 101.1 "Title" shall be replaced in its entirety with the following:

Title: These regulations shall be known as the building code of Kendall County, Illinois hereinafter referred to as "this code."

IBC Section 102.1 "General" shall be hereby amended to read as follows:

General: Decks and sheds located in approved campgrounds shall meet all applicable building codes, all applicable requirements of the Kendall County Campground Regulations and all requirements of the applicable Special Use Ordinance, but shall not require a building permit, and shall only be subject to an inspection during the annual campground inspection period.

IBC Section 105.1 "Permit Application" shall be replaced in its entirety with the following:

It is hereby required that an application be submitted and a permit be obtained in advance and all other requirements of this code be complied with whenever a building or structure, or parts or accessory uses thereof such as plumbing installation, electrical installations, or decks are installed, altered, converted, remodeled, structurally repaired, moved, demolished or changed.

IBC Section 105.2 "Work exempt from permit" This section shall be eliminated in its entirety.

IBC Section 105.3 "**Form of application**" shall be replaced in its entirety with the following:

The application for a permit shall be submitted in such written form and shall be accompanied by such information, as the Code Official prescribes and shall also be accompanied by the required fee as listed in Section 7 of this code.

The following information shall accompany and be a part of the application:

- (1) Legal Description of property
- (2) Descriptive material, in drawn and written form, as to location and design of building, structures, plumbing or electrical installation, etc. as required by the building officer to assure compliance with this code.
- (3) Two (2) original plats of survey or building plot showing existing and proposed buildings, structures and well & septic systems that will serve the proposed new structures along with locations of existing adjacent well and septic systems to show the 75 foot separation as required by the State of Illinois Private Sewage Disposal Licensing Act and Code.
- (4) For construction, alterations and other work two (2) copies of construction plans (more if required by code official) drawn at an appropriate scale, specifications and tests to show compliance with this code.
- (5) Where construction is to occur on a lot with a designated flood plain area, the code official may require the elevation of the first floor of proposed building be shown on the plat along with the Base Flood Elevation and its location on the site.
- (6) The Code Official shall have the authority to specify required foundation elevations on lots or parcels of land that have soils with seasonal high water tables, drainage problems, or that may be subject to localized flooding. In such a case, the Code Official shall also have the authority to require a site grading plan. The plan shall show existing topographic features, ground contours and drainage patterns as well as proposed building elevation(s), site improvements, ground contours and drainage design. Elevation information shall be on national geodetic vertical datum (NGVD). Verification of the finished improvements shall be drawn on a plat of survey showing the building location, finished foundation elevation(s), ground contours and drainage improvements.

IBC Section 106.2 "**Site Plan**" shall be replaced in its entirety with the following:

"GRADING PLANS. All new permits need to be accompanied with a grading plan that needs to be completed by a licensed person or agency such as a surveyor or engineer. If the drawing is not done by a licensed person/agency, we would then need to send it to Strand Engineering, Inc. for review. An "as-built" grading plan will be required for the entire lot prior to issuance of an occupancy certificate. These requirements would not apply if the structure is a) Ag-exempt, or b) situated such that no grading was required

within 100 feet of an adjacent property or right-of-way.”

IBC Section 106.3 “**Examination of Documents**” shall be replaced in its entirety with the following:

- (a) An examination of a complete building permit application and the accompanying plans shall be made within twenty (20) working days or less of receipt of said application and plans, by or under direction of the Code Official.
- (b) No building permit 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 all laws complied in Chapter 765 ILCS 205 of the Illinois Revised Statutes, Kendall County Subdivision Regulations and Zoning Ordinance and other applicable ordinances in force from time to time in this county. No permit shall be issued unless and until the road base, for required roads in any subdivision, has been installed and approved by the proper authority. No permit shall be issued for any public building or facility, used by the public, unless plans and specifications for such building, or facility, meet the standards promulgated pursuant to the provision of the Illinois Accessibility Act, April 24, 1997.
- (c) A permit shall be denied if plans or proposed work do not conform to requirements of this code or other pertinent laws and ordinances. A denial with reasons shall be given in writing upon request to the applicant.
- (d) If proposed work conforms to requirements of this code and other pertinent laws and ordinances, a permit shall be issued in writing to proceed with work. One (1) set of plans and specifications, endorsed by the Code Official, will be kept at the County Offices and the second set, also endorsed by the code official, shall be kept on the job for all required inspections and re-inspections as indicated in Section 7 of this code.

AND ALSO, all other County Ordinances or parts of ordinances in conflict herewith are hereby repealed. May 16, 2000 Ordinance #00-26

IBC Section 108.2 “**Schedule of Permit Fees**” shall be replaced in its entirety by the following:

A fee for each plan examination, building permit and inspection shall be paid in accordance with the fee schedule listed in Section 7 of this ordinance.

IBC Section 113.4 “**Violation Penalties**” shall be replaced in its entirety by the following:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or

structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than \$50 nor more than \$1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

IBC Section 114.3 "**Unlawful Continuance**" shall be replaced in its entirety with the following:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 or more than \$1,000.

IBC Section 110.3 - "**Temporary Occupancy**" shall be replaced in its entirety with the following:

The County will not issue temporary occupancy permits. In certain instances at the discretion of the building official an occupancy permit may be issued before the exterior work has been completed if winter weather conditions or other inclement weather conditions are the reason for incompleteness, provided that such portion of the work that is not complete will not endanger life or the public welfare. The permit holder must then provide the County of Kendall with a Letter of Credit to guarantee the completion of the work on a given date and at a dollar amount which both the applicant and the County agree upon.

IBC Section 112 - "**Board of Appeals**" shall be replaced in its entirety with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of this ordinance. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official.

The County Planning, Building & Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning Committee

members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zoning Committee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

IBC Section 406.1.4 (1) - "**Separation**" shall be replaced in its entirety with the following:

Private garages attached side-by-side to rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be completely separated from the interior spaces and the attic area by means of 5/8" gypsum board or the equivalent applied to the garage side.

IBC Section 1805.4.5 "**Timber Footings**"

This section shall be eliminated in its entirety. Kendall County does not permit timber footings or wood foundations. Only concrete footings and concrete and masonry foundations are permitted.

IBC Section 1805.4.6 "**Wood Foundations**"

This section shall be eliminated in its entirety. Kendall County does not permit timber footings or wood foundations. Only concrete footings and concrete and masonry foundations are permitted.

IBC - Add Section 1805.5.1.4 "**Concrete Trench Foundations**" which shall read as follows:

All trench foundations shall not be less than ten (10) inches in thickness, and forty-two (42) inches in depth and must bell out to twelve (12) inches at the base, and must bare on clean, solid, undisturbed soil that will provide the required PSI's prescribed by code to sustain the superimposed structure placed upon which shall not exceed one story (fourteen feet) at the highest point.

IBC – Add Section 3001.5 "**Elevators**"

See Kendall County Building Code, Section 8, *Elevators*.

SECTION 3 INTERNATIONAL RESIDENTIAL CODE 2003**PURPOSE**

The purpose of this Section is to establish minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all one and two family dwellings and related structures; providing for the issuance of permits, collection of fees, making of inspection and providing penalties for the violations thereof.

ADOPTION OF INTERNATIONAL RESIDENTIAL CODE 2003

For the above-mentioned purpose, the County of Kendall in the State of Illinois, **ADOPTS** as part of the County Building Code the International Residential Code 2003. Each and all of the regulations, provisions, penalties, conditions and terms of said International Residential Code 2003 herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:

IRC – Section 105.2 **“Work exempt from permit”** This section shall be eliminated in its entirety.

IRC - Section 309.1 **"Opening Protection"** Add the following sentence:

A four inch (4") masonry or concrete gas curb shall be provided between habitable space and garage.

IRC - Section 309.2 **"Separation required"** shall be replaced in its entirety by the following:

The garage shall be completely separated from the residence and its attic area by means of 5/8" gypsum board or equivalent applied to the garage side.

IRC - Section 310.1 **"Emergency escape and rescue required"** shall be replaced in its entirety by the following:

Each living unit shall be provided with two (2) exits without passing through any other living unit or through an attached garage. These exits shall be placed as remote from each other as practicable and shall be arranged to provide direct egress in separate directions from any point in the area served.

IRC - Miscellaneous

The following sections shall be eliminated in their entirety as Kendall County does not permit timber footings or wood foundations. Only concrete footings and concrete and

masonry foundations are permitted.

R-402.1 Wood Foundations

R-404.2 Wood Foundation Walls

R-403.2 Wood Foundations

R-406.3 Damp Proofing for Wood Foundations

Figure 403.1.(2) Typical Details for Wood Fdtn Bsmt Walls

Figure 403.1.(3) Typical Details - Wood Fdnt Crawl Spc Walls

Table 404.2.3D Plywood Grade and Thickness for Wdn Ftn Const

R-504 Treated Wood Floors

SECTION 4 - NATIONAL ELECTRIC CODE 2002

PURPOSE

The purpose of this section is to establish the minimum regulations governing the design, installation and construction of all electrical conductors and equipment by providing reasonable safeguards to protect the public health, safety and welfare against the hazards of inadequate or defective electrical installations.

ADOPTION

For the above-mentioned purpose, the County of Kendall in the State of Illinois, **ADOPTS** as part of the County Building Code the National Electrical Code 2002. Each and all of the regulations, provisions, conditions and terms of said National Electric Code herein referred to is adopted and made a part hereof as if fully set out in this document.

SECTION 5 - ILLINOIS STATE PLUMBING CODE 2004**PURPOSE**

The purpose of this Section is to establish the minimum regulations governing the design, installation and construction of plumbing systems, by providing reasonable safeguards for sanitation to protect the public health against the hazards of inadequate, defective or unsanitary plumbing installations.

ADOPTION

For the above-mentioned purpose, the County of Kendall, State of Illinois, ADOPTS as part of the County Building Code the Illinois State Plumbing Code 2004 Edition. Each and all of the regulations, provisions, conditions and terms of said Illinois State Plumbing Code herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:

WATER DISTRIBUTION PIPES

C.P.V.C. plastic pipe or polybutylene plastic shall not be allowed for hot water distribution pipes. It may be used for cold water distribution pipes if all requirements of the Illinois State Plumbing Code are met.

CLOTHES WASHERS ABOVE 1st FLOOR LEVEL

If clothes washers are located above 1ST floor level they must have a floor drain at least two (2") inches in diameter discharged to a sanitary sewer or private sewage disposal system. Such drain shall be placed so that it is readily accessible for maintenance purposes.

SECTION 6 - INSPECTIONS

INSPECTIONS

The following listed inspections are generally required. The owner or contractor shall request the designated inspection 48 hours in advance of the time when such inspection is to be made. An approved set of building plans shall be on the job site for all inspections. Plans not available on the site will be reason for a failed inspection. For all inspections a representative of the property owners should be present.

Following is a list of the usual inspections required for new construction.

1. Site Inspection

At the time the permit is applied for the owner or builder shall put clearly visible stakes at the corners and offsets of all new construction and shall clearly mark the property boundary stakes. This inspection is conducted to satisfy the County zoning, flood plain and storm water management requirements before the permit is issued.

2. Footing Inspection

This inspection is conducted after excavation when all the footing forms are in place and ready for the concrete to be poured.

3. Backfill Inspection

This inspection is to be done not less than 7 days after concrete has been poured. Foundation walls must be stripped of forms. Damp proofing should be applied and visible down to the footing. Perimeter drain tile must be in place and covered with gravel as required by code. Drain tile should be uncovered and visible at one point on each wall and at point of distribution. Anchor bolts should also be in place and visible. During or after backfill an "as-built" survey must be submitted and approved by the Code Official prior to framing.

4. Framing and Wiring

This inspection is done after the structure is framed, roofed and rough wiring is installed. This is done before any lath or inside wall covering or insulation is installed.

5. Underfloor Plumbing Inspection

This inspection is done when all the under concrete floor plumbing is installed. All underfloor plumbing must be left uncovered so that it can be visibly inspected.

6. Rough Plumbing

This inspection is done when all plumbing is installed and before insulation and drywall is in place.

7. Insulation Inspection

This inspection is done when all the insulation is installed. We will check to see all the insulation is installed as required for energy conservation. We would also check to see that all draft stopping is properly installed and complete at every level.

8. Slab inspection

This inspection is done prior to pouring concrete for a basement floor, garage floor or crawl space floor. The depth for concrete, placement of wire mesh and vapor barrier will be checked.

9. Final Plumbing Inspection before occupancy.

This inspection is done during the final occupancy inspection. All plumbing must be complete and operable.

10. Final or Occupancy Permit Inspection

Before calling the building office for a final inspection and occupancy permit, construction must be complete including heating, lighting, water and sanitary hookups, gutters, down spouts, steps, handrails, porches and all exterior finish. Final approvals of well, septic, and site development permits are also required before the release of the *Certificate of Occupancy*.

SECTION 7 - FEES

The following fee schedule shall be applicable to the Kendall County Building Code:

SECTION 1:

1.	Single Family Residential Construction	\$1,150.00
2.	Garage - Attached or Detached (no additional fee when an attached garage is constructed concurrently with the house)	\$300.00
3.	Shed and Accessory Building	
	a. ≤200 square feet	\$100.00
	b. ≥200 square feet, residential	\$50.00/inspection + .08 /sq.ft.- review
	c. ≥200 square feet, commercial	\$75.00/inspection + .08 /sq.ft. - review
4.	Sign	
	1. Non-illuminated	\$250.00
	2. Illuminated	\$500.00
5.	Deck (no additional fee when a deck is constructed concurrently with the house)	\$125.00
6.	Swimming Pool	\$100.00
7.	Demolition	\$75.00
8.	Communication Tower	\$500.00
9.	Moving or raising a structure, etc.	\$75.00
10.	Driveway	\$125.00
11.	Reinspection	
	1. Residential, agricultural, etc.	\$50.00
	2. Other	\$75.00
12.	Other, Residential, Agricultural	\$50.00/inspection + .08/sq.ft. - review
	1. Addition	
	2. Remodeling	
	3. Plumbing	
	4. Electrical	
	5. Miscellaneous	
13.	Permits other than Residential/Agricultural	\$75.00/inspection + .08/sq.ft. - review
	1. Addition	
	2. Remodeling	
	3. Plumbing	
	4. Electrical	
	5. Miscellaneous	
14.	Change of Occupancy	\$125.00

15.	Certificate of Occupancy (when requested separately from the building permit)	\$125.00
16.	Zoning Certificate (<u>REQUIRED ON ALL PERMITS</u>)	\$50.00

Notes to the Fee Schedule:

1. The permit fees for an attached garage or deck, a driveway, and similar appurtenances constructed in conjunction with the construction of the house are included in the permit fee for the house.
2. The permit fee for a driveway constructed in conjunction with the construction of a garage is included in the permit fee for the garage.

SECTION 2: Zoning Certificate Required

A Zoning Certificate shall be approved before a building permit may be issued and requires the payment of a separate fee.

SECTION 3: Address Required

The fee for assigning an address to a property shall be \$25.00.

SECTION 4: Time of Payment

All permit fees shall be due and payable prior to the beginning of construction.
All reinspection fees shall be due and payable prior to each reinspection.

SECTION 5: Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a building permit shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering, or other special consultant. The applicant shall provide a deposit to cover the estimated consulting and review fees. Payment of the additional review fees shall be made prior to the issuance of the certificate of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the issuance of the certificate of occupancy.

SECTION 6: Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board, EXCEPT all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are

hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status and that the permit be used only by the organizations itself.

Ordinance 99-31 10-4-99 and Ordinance 01-38 12/18/2001

SECTION 8 - MISCELLANEOUS COUNTY PROVISIONS

ATTACHED GARAGES

- (1) Construction requirements shall be the same as required for the attached dwelling.
- (2) If door opening occurs between garage and dwelling a 6" curb will be provided at the connecting door or the garage floor shall be 6" lower than the adjoining dwelling floor.
- (3) Fuel burning appliances may be installed on the floor of a residential garage provided a door of the garage opens to an adjacent ground or driveway level that is at, or below, the level of the garage floor. Where this condition does not exist, appliances shall be installed not less than eighteen (18) inches above the floor; such appliances shall be located, or reasonably protected so that they are not subject to physical damage by a moving vehicle.
- (4) Hot air heat duct openings shall be a minimum of 4 feet over floor of garage with a fusible link fire damper. Cold air returns are not permitted.

BASEMENT ESCAPE EXIT

Basements shall be provided with direct access to outside at grade by a door or window having an opening at least two (2) feet wide and thirty (30) inches high, with sill not more than forty-four inches (44") above the floor.

BASEMENT WINDOW WELLS

Each basement window that has a bottom sill that is below grade shall be protected by a window well of sufficient size to allow proper light and ventilation. Each window well shall have a 4" diameter drain at the bottom that rests on the footing tile. The well shall be backfilled level with the drain with washed stone.

CRAWL SPACES

At least three (3) inches of granular fill or two (2) inches of concrete on top of the vapor barrier shall be provided. The distance between top of said granular fill or concrete and bottom of joist and girders shall be not less than twenty-four and not more than forty-eight (48) inches. Top of crawl space shall be insulated to the R-5 factor.

DOORS

The front entry door shall have at least a 4' x 5' concrete stoop with a concrete footing and foundation or wood equivalent. No wing walls.

FIREPLACES, FACTORY BUILT

(1) The exterior wall around a fireplace/chimney system shall be insulated as required for the dwelling to the ceiling line (in the case of cathedral ceilings, to the roof line). Insulation must be secured to prevent shifting of material.

GUTTERS

All new dwellings are required to have gutters and down spouts unless in the opinion of the code official an acceptable alternate method of roof storm water runoff has been designed and installed.

INSULATION REQUIREMENTS – Replaces International Residential Code 2003 - Table N1102.1

The minimum insulation requirements shall be:

Walls - R-13

Ceilings - R-30

Crawl space walls or top of crawl space - R-5

Whenever blown insulation is used, a label must be placed adjacent to the access opening to the attic, stating how many inches have been installed uniformly and its R value.

LIGHT & VENTILATION SCHEDULE

All building plans submitted for review shall contain a light and ventilation schedule to show compliance with International Residential Code 2003 Section 303 "Light and Ventilation."

PIERS - CONCRETE

Piers are acceptable for open porches and decks only.

The minimum pier sizes in inches shall be:

- (a) For masonry, 12"x12" x 12" thick, the bottom of which must be at least 42" below grade.
- (b) For plain concrete, 12"x12" x 12" thick or twelve (12) inches in diameter x 12" thick, the bottom of which must be at least 42" below grade.

Exception – an enclosed room will be allowed only if the prints are stamped and sealed by an Illinois State licensed architect or engineer.

SMOKE DETECTORS

The Illinois State Smoke Detector Act of 1988, Public Act 85-143, shall be applicable hereto.

ELEVATORS

Permanent mechanical devices for the conveyance of passengers; including elevators, escalators, automobile lifts, man lifts, personnel hoists and moving sidewalks shall conform to all adopted codes of the County except as modified as follows:

The following shall be certified as conforming to all applicable codes.

- 1. Construction documents
- 2. Acceptance test
- 3. Periodic tests and inspections

Such certification shall be submitted by an 'approved agency'. Such agency is hereby defined as a certified member of the National Association of Elevator Safety Authorities, or the American Society of Mechanical Engineers, or an equivalent approved by the Code Official.

Periodic tests and inspections shall be done at intervals of not more than six months or as otherwise required by the Code Official.

Elevators in residential structures shall be exempted from the periodic test and inspection requirements.

01-21-97 Ordinance #97-01

AGRICULTURE AND FARM RESIDENCE EXEMPTIONS

- A. All uses defined as 'agriculture' and 'farm residence' in the Kendall County Zoning Ordinance and located on zoning lots of 5 acres and larger shall not be required to conform

to the standards of the Kendall County Building Ordinance nor shall they be required to pay any building fees.

B. Owners of exempt 'agriculture' and 'farm residence' to be constructed may chose to voluntarily conform to the Kendall County Building Ordinance including plan submittal, inspections, certificate of occupancy, payment of fees, and all other procedures otherwise required of non-exempt construction.

Ordinance 97-07 03-18-97