

LOCAL AMENDMENTS

2006 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

The building codes are adopted to provide a means to enforce building standards of construction and use, and are periodically updated to reflect the latest standards of life-safety and construction technology. The amendments to the building codes are adopted to modify the codes to conform to the particular physical and aesthetic conditions within the Village as well as to provide consistency between Village, State and County codes.

The 2006 International Residential Code for One and Two Dwellings was adopted by the Village of Glenview in 2007 and still is enforce. However the amendments to this code were updated effective February 4, 2009. These are as follows:

- (1) Section R101.1 Title. (Amend to read as follows). These provisions shall be known as the Residential Code for One- and Two- Family Dwellings of the Village of Glenview, and shall be cited as such and will be referred to herein as “this code.”
- (2) Section R102.4 Reference codes and standards – (Amend to read as follows) The codes and standards referenced in the code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply.
Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer’s instructions shall apply. The following codes and standards are not adopted by reference:
IPC-2006 International Plumbing Code
IPSDC-2006 International Private Sewage Disposal Code
IWUIC-2006 International Wildlife-Urban Interface Code
IZC-2006 International Zoning Code
- (3) Section R105.2 Work exempt from permit. (Delete this section in its entirety)
- (4) Section R105.3.1.1 substantially improved or substantially damaged existing buildings in areas prone to flooding. (Delete this section in its entirety)
- (5) Section R106.1.3 Information for construction in areas prone to flooding. (Delete this section in its entirety)
- (6) Section R109.1.3 Flood plain inspection. (Delete this section in its entirety)
- (7) Section R112 Board of Appeals. (Delete this section in its entirety)

- (8) Section 113.4 Violation penalties. (Amend by adding the following). Fines shall be as provided in Section 1-16 of the Municipal code for any given offense.
- (9) Section 113.4 Violation Penalties. (Add new subsection 113.4.1 Work prior to permit). Any person, firm, or corporation who starts construction prior to the issuance of a building permit shall be subject to a fine equal to that of double the normal permit fees, excluding bonds and escrows, at the discretion of the Director of Inspectional Services.
- (10) Section 202 Definitions. (Add the following definitions)

Basement recreation room shall mean a room used primarily for living or recreation that does not include facilities for cooking, dining or sleeping as defined as a habitable space.

Manufactured Building shall mean any building that is of closed construction and is made or assembled in manufacturing facilities on or off the building site for installation, or for assembly and installation of the building site. Mobile homes, park trailers, or recreation vehicles are not included in the definition. For the purpose of this code, manufactured houses are prohibited except where replacing an existing manufactured home within the same footprint.

- (11) Section R304 Minimum room area. (Add new subsection R304.5 Access) Each bedroom shall have access to a bathroom without passing through another bedroom and each habitable room shall have access to each other habitable room without passing through a bedroom or bathroom.
- (12) Section R309.2 Separation required – (Amend to read as follows) The garage shall be separated from the residence and its attic area by not less than 5/8" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8" gypsum board or equivalent. Garages located less than 3' from a dwelling unit on the same lot shall be protected with not less than 5/8" gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section 309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.
- (13) Section R309.2 Separation required. (Add subsection 309.2.1 Spill containment.) The sill of all doors between garages or carports and interior spaces shall be raised not less than six (6) inches above the garage or carport floor.

- (14) Section R322.1 Scope. (Delete this section in its entirety)
- (15) Section R323.3 Accessibility. (Amend to read as follows) Elevators or platform lifts that are part of an accessible route required by the Illinois Accessibility Code, shall comply with ICC A17.1.
- (16) Section R324 Flood resistant construction. (Delete this section in its entirety)
- (17) Section R402.1 Wood foundations. (Delete this section in its entirety)
- (18) Section 403 Footings. (Amend by deleting reference to wood foundations)
- (19) Section 403.3.1 Foundations Adjoining Frost Protected Shallow Foundations. (Delete this section in its entirety)
- (20) Section 403.3.1.1 Attachment to Unheated Slab on Grade Structures. (Delete this section in its entirety)
- (21) Section R403.3.1.2 Attachment to Heated Structure. (Delete this section in its entirety)
- (22) Section 404.1.8 Rubble stone masonry. (Delete this section in its entirety)
- (23) Section R405.2 Wood foundations. (Delete this section in its entirety)
- (24) Section R406.3 Damproofing for wood foundations. (Delete this section in its entirety)
- (25) Chapters 25 through 32 Plumbing. (Delete these chapters in their entirety)
- (26) Chapters 33 through 42 Electrical. (Delete these chapters in their entirety)
- (27) Appendix D. Recommended Procedure for Safety Inspection of an Existing Appliance Installation. (Delete this appendix in its entirety)
- (28) Appendix E. Manufactured Housing Used as Dwellings. (Delete this appendix in its entirety)
- (29) Appendix G. Swimming Pools, Spas and Hot Tubs. (Delete this appendix in its entirety)
- (30) Appendix H. Patio Covers. (Delete this appendix in its entirety)

- (31) Appendix I. Private Sewage Disposal. (Delete this appendix in its entirety)
- (32) Appendix L. Permit Fees. (Delete this appendix in its entirety)
- (33) Appendix M. Home Day Care R-3 Occupancy. (Delete this appendix in its entirety)
- (34) Appendix N. Venting Methods. (Delete this appendix in its entirety)
- (35) Appendix O. Gray Water Recycling Systems. (Delete this appendix in its entirety)
- (36) Appendix P. Sprinkling. (Delete this appendix in its entirety)
- (37) Appendix Q. ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference. (Delete this appendix in its entirety)