

ARTICLE IV RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS

Sec. 5-31. Adoption of the ~~2003~~ 2009 Edition of the International Residential Code for One- and Two-Family Dwellings. The ~~2003-2009~~ edition of the International Residential Code for One- and Two-Family Dwellings as promulgated and published by the International Code Council, and referenced in Section 101.2 of the ~~2003~~2009 International Building Code, is hereby adopted as the Residential Code of the City of Urbana, Illinois; for the control of one- and two-family detached dwellings of less than four stories in height as herein provided; and each and all of the regulations, provisions, conditions, penalties, and terms of the said ~~2003~~ 2009 International Residential Code for One- and Two-Family Dwellings are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-33.

Sec. 5-32. Effect of State Law. The adoption of the ~~2003~~ 2009 International Residential Code for One- and Two-Family Dwellings herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the Article imposes a more stringent standard or requirement than does the state statute.

Sec. 5-33. Additions, Modifications, Deletions, and Substitutions. The following sections and subsections of the ~~2003~~2009 International Residential Code for One- and Two-Family Dwellings are amended or changed as defined in Article I, Section 5 of this Ordinance.

Section R-101.2.1 entitled "Manufactured and Mobile Homes" is added and reads as follows:

Section R-101.2.1 Manufactured and Mobile Homes are restricted by the Zoning Ordinance and Article XII of Chapter 5 of this Code to approved mobile home parks.

Section R-105 entitled, "Permits" is modified and reads as follows:

Section R-105 Permits: The permit procedures for structures covered by this Code shall be those outlined in Chapter 1 of the ~~2003~~2009 International Building Code, as adopted by the City of Urbana.

Section R-113.2.1 entitled, "Service of Notices," is added and reads as follows:

Section R-113.2.1 Service of Notices: Whenever this Code requires the Building Official to serve notice to the owner of a building or structure, the notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section R-113.4 entitled, "Violation Penalty" is amended to read as follows:

Section R-113.4 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 Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10 (k) of the Code of Ordinances of the City of Urbana. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Table R- 301.2 (1) entitled, "Climatic and Geographic Design Criteria," is modified as follows:

Ground Snow: 20 pounds per square foot.

Wind Speed: the minimum design wind speed shall be 90 mph 3 second gust.

Seismic Zone: Seismic zone shall be zone "B".

Weathering: The weathering index shall be "Severe."

Winter Design Temperature: the winter design temperature is four degrees below zero.

Frost Line Depth: The minimum frost line shall be 32 inches below grade.

Termite: The jurisdiction is subject to moderate to heavy termite damage.

Decay: The jurisdiction is subject to slight to moderate decay damage.

Ice Shield Underlayment: Ice shield underlayment is ~~not~~ required.

Flood Hazard: The jurisdiction entered into National Flood Insurance Program on July 16, 1980 and the currently effective FIRM and FBFB maps are dated March 1, 1984.

Air Freezing Index: Air freezing index is 1265.

Mean Annual Temperature: The mean annual temperature is 51.9 degrees Fahrenheit.

Section 302.2 entitled "Townhouses" is amended to read as follows:

Section 302.2 Townhouses: Each *townhouse* shall be considered a separate building and shall be separated by a 2-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 if such wall assemblies do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.

Exception: A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if the townhouse is protected by a sprinkler system in conformance with section R302 and R313 and if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Section R-309.1 entitled "Opening Protectives," is deleted.

Section R-313 entitled "Smoke Alarms" is modified as follows:

Section 313.1 entitled "Townhouse automatic fire-sprinkler systems" is amended to read as follows:

Section 313.1 Townhouse automatic fire-sprinkler systems. If an automatic residential fire sprinkler system is installed in townhouses, it shall comply with Sections 302 and 313.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Section 313.2 entitled "One- and two-family dwellings automatic fire systems is amended to read as follows:

Section 313.2 One- and two-family dwellings automatic fire systems. If an automatic residential fire

sprinkler system is installed in one- and two-family dwellings, it shall comply with sections R302 and R313.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

Section R-313 “Smoke Alarms and Carbon Monoxide Detectors”

Section R-313.3 entitled “Carbon Monoxide Detectors” is added and reads as follows:

Section R-313.3 Carbon Monoxide Detectors:

1. ~~Every dwelling unit shall be equipped with at least one approved carbon monoxide detector alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, referenced standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.~~
2. ~~Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.~~
3. ~~The carbon monoxide alarms may be either battery powered, plug-in with battery backup, or wired into the structure’s AC power line with secondary battery back-up.~~

EXCEPTIONS: ~~The following residential units shall not require carbon monoxide detectors:~~

1. ~~A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water, is not connected in any way to a garage, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Official, to receive carbon monoxide from that source.~~
2. ~~A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Official.~~

Section R-314.2.3 entitled, “Attics or Crawl Spaces” is modified to read as follows:

Section R-314.2.3 Attics or Crawl Spaces: ~~Within an attic or crawl space where entry is made only to repair utilities, foam plastics shall not require any special thermal barrier or protection except that the floor ceiling systems shall completely isolate the attic and crawl spaces from the habitable areas. Bathroom vents, kitchen exhausts, and dryer exhausts may pass through such areas without special requirements if installed with approved metal duct work.~~

EXCEPTION: ~~Foam plastics which are required by either state or federal law to be covered or protected.~~

Section R-314.2.3.1 entitled “Plenums and Equipment Areas,” is added and reads as follows:

Section R-314.2.3.1 Plenums and Equipment Areas: ~~Attics or crawl spaces which are used as an air plenum system, envelope system, or which are used for mechanical equipment areas (such as furnaces) shall be protected against ignition by one and one-half (1 1/2) inch thick mineral fiber insulation, one-fourth (1/4) inch thick plywood, three-eighths (3/8) inch particle board, one-fourth (1/4) inch hardboard or three-eighths (3/8) inch gypsum wallboard, corrosion-resistant steel having a base metal thickness of sixteen thousandths (0.016) inch, or other approved material installed in such a manner that the foam plastic is not exposed. The protective covering shall be consistent with the requirements for the type of construction.~~

Section R-324 entitled "Visitability" is added and reads as follows:

Section R-324 Visitability: Reference Appendix M of Article 4.

EXCEPTION: Any new building for which a building permit has been issued prior to September 18, 2000.

~~Section R-408.3 entitled, "Access Location," is added and reads as follows:~~

~~**Section R-408.3.1 Access Location:** The access opening shall not align with any door in a manner which may present a safety hazard if the access cover were misplaced.~~

~~Revise Table 703.4 as follows: A moisture barrier is required under vinyl siding.~~

~~Section M-1401.1.1 entitled, "Separate Furnaces, When Required," is added and reads as follows:~~

~~**Section M-1401.1.1 Separate Furnaces, When Required:** Whenever an existing forced air furnace is installed or replaced in a two-family dwelling or duplex, no recirculation of air between the dwelling units shall be permitted.~~

Section M-1408 entitled "Vented Floor Furnace" is deleted in its entirety.

Section M-1601.1 entitled "Above Ground Duct Systems" is amended to read as follows:

Section M-1601.1 Above Ground Duct Systems Fibrous glass air ducts (duct board) is not permitted in any use group.

~~Section P-2104.1 entitled, "Materials Water Supply," is deleted.~~

~~Section P-2313.1 entitled, "General," is deleted:~~

Section M- 2433 entitled, "Log Lighters," is modified and reads as follows:

Section M-2433 Log Lighters: Gas log lighters are prohibited.

Section M-~~2406.1.1~~ 2436.7 entitled, "General," is added and reads as follows:

Section M-~~2406.1.1~~2436.7 General: A vented decorative appliance, vented wall furnace, or space heater shall not be located under a stairway and shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Building Official.

Section P- 2601.1.1 entitled, "Scope," is added and reads as follows:

Section P- 2601.1.1 Scope: The provisions of this Code are an addition to any applicable State of Illinois Statutes regarding plumbing installations and materials.

Section P- 2903.7.1 entitled, "Size," is modified and reads as follows:

Section P- 2903.7.1 Size: The minimum plastic water service size shall be one-inch iron pipe size and tracer wire is required on non metallic pipe.

Appendix F entitled "Radon Control Methods" is deleted in its entirety.

Appendix I entitled "Private Sewage Disposal" is deleted in its entirety.

Chapter 33, Part VIII Electrical, is deleted in its entirety.

Appendix M entitled “Visitability” is added and reads as follows:

Appendix M “Visitability”:

Section AM-101 Scope

The provisions of this Appendix shall control the design of visitability features in new construction of one and two family dwellings funded with financial assistance originating from or flowing through the City of Urbana and shall supersede other requirements of this code.

Section AM–102 Definitions

Public Funds means funds subject to the control or regulation of the City of Urbana, Illinois or any of its officers in their official capacity, except pension.

Financial Assistance means providing public funds intended to be used for paying for labor or materials in the construction of a new single-family or two-family structure. It also includes use of public funds to acquire the parcel of land or the donation of the parcel of land owned by the City, on which a new single-family or two-family structure is to be constructed. Such financial assistance shall not include infrastructure, sanitary or storm sewer or other public infrastructure improvements.

Section AM-103 Applicability

For the purpose of this Section “new construction” shall include the construction of a new single family or duplex dwelling on a vacant lot. It shall not include additions to or remodeling of existing buildings. Such financial assistance shall include funds only used for the purchase of land or the donation of land from the City used to construct structures governed by this Appendix. It shall also include funds used for the actual construction of the governed structures, but shall not include infrastructure installation such as sanitary or storm sewers, streets or other costs.

If public funds are utilized to upgrade a particular element(s) of a structure for hazard mitigation, such as higher wind resistance, tornado shelters or other similar features, it shall not in and of itself, require the building to meet the requirements of this Section.

Alternate methods to the specific clearance to grade and slope requirements of sections R-401.3 and R-404.1.6 respectively, may be approved by the Building Official to achieve the requirements of this Section.

Section AM-104 Visitability Features

AM-104.1 – No step entrance: There shall be at least one entrance (front, side, rear, or through the garage) which has no steps and is served by walks and/or ramps meeting the specifications of Section AM-104.2.

AM-104.2 Visitable Route: The required no step entrance shall be accessed via a visitable route that shall meet the following criteria.

AM-104.2.1 Grade: Sidewalks and ramps that are part of a visitable route shall have the maximum slope and length shown in Table Number F-104.1

Table AM-104.1 – Maximum Grade and length for visitable route elements

Element	Grade	Length
Sidewalks	1/20	N/L
Type 1 Ramp	1/8	5 feet (Max 7 feet 6 inches rise)
Type 2 Ramp	1/10	12 feet (Max 14 feet 6 inches rise)

AM-104.2.2 Width: The visitable route shall have a minimum clear width of 36 inches.

AM-104.2.3 Landings: Landings in a visitable route shall be not less than 36" by 36" clear or shall meet the requirements of Section 400. Illustration B, Figures 7 or 25 of the Illinois Accessibility Code – (April 24, 1997) whichever is greater.

AM-104.2.4 Surfaces: Surfaces shall be non-slip.

AM-104.2.5 Drainage cross slope: Cross slope shall be no greater than 1/50.

AM-104.3 Doors/Opening: All doors or openings shall have a minimum net clear width of 32".

EXCEPTION: Doors to closets with an area of 15 square feet shall be excluded from this requirement.

AM-104.4 Bathroom Walls: Each bathroom or other room containing a toilet, bathtub, shower stall, or shower seat shall have reinforcing in the walls to allow for future installation of grab bars around those fixtures.

AM-104.5 Corridors: Corridors shall be at least 36 inches in width.

AM-104.6 Environmental Controls

AM-104.6.1 Wall Electrical Outlets: Wall electrical outlets shall be mounted at least 15 inches above the finished floor.

AM-104.6.2 Light Switches, Thermostats and Other Controls: Light switches, thermostats and other control devices shall be mounted no higher than 48 inches above the finished floor.

Section AM-105 Waivers: In cases where site conditions or other restrictions warrant, waivers from this Section may be granted by the Urbana City Council after consideration and recommendation of the Building Code Board of Appeals (Board). Said waivers will be forwarded to the City Council only if the Board recommends their approval by majority vote of the members present and voting. If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. The City Council shall have the authority to grant or deny waiver requests that the Board forwards.

Section 3. New Construction. The provisions of this Appendix shall not apply to:

- (a) any building for which a building permit has been issued prior to September 18, 2000; and
- (b) any building for which a building permit has been applied for prior to September 18, 2000 if a building permit is subsequently issued on the basis of such application within six (6) months of the date of the original application; and
- (c) any building to be constructed on the following described tract, because requests for development proposals for such tract have already been issued prior to the passage of the Ordinance adopting these provisions.

TRACT VII

A part of the Southeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

All of the following described tract except the North 90 feet of even width thereof:

Beginning on the East line of the Southeast Quarter of said Section 16 at a point 19.04 feet Northerly of the Southeast corner of said section; thence North 89°-57'-55" West 120.00 feet to the Southeast corner of Lot 8 of Weller's Lincolnwood – Third Section as recorded in the Office of the Recorder of Champaign County in Plat Book Y at page 147; thence North 0°-02'-05" East, the meridian being the same as used for said subdivision, 180.00 feet along the boundary of said subdivision; thence North 89°-57'-53" West 9.14 feet to the Southeast corner of Lot 7 of said subdivision; thence North 0°-02'-05" East 300.67 feet to a platted bend point; thence North 6°-23'-53" West 34.35 feet to the Southeast corner of Lot 2 of said subdivision; thence North 13°-51'-30" East 42.04 feet to the Southwest corner of Lot 1 of said subdivision; thence South 89°-35'-11" East along the South line of said Lot 1 and the Eastward extension of said lot line 126.61 feet to the East line of the Southeast Quarter of said Section 16; thence South 0°-25'-51" West 554.8 feet to the Point of Beginning, containing 1.3568 acres, more or less, all situated in the County of Champaign, State of Illinois.

Together with the following described adjacent public right-of-way which is by operation of law, automatically annexed with the adoption of this annexation ordinance pertaining to this parcel:

A portion of E. Florida Avenue Right-of-way encompassing 0.008 acres (364.39 sq. ft.), more or less.

TRACT IX

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southeast corner of the West Half of said Southwest Quarter; thence, N 0°-43'-10" W, along the East line of said West Half, 19.04 feet, to an old fence line as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point also being the Point of Beginning; thence, N 89°-37'-47" W, along said fence line, 581.67 feet; thence, N 0°-22'-13" E, 215.00 feet; thence, N 39°-39'-30" W, 224.96 feet; thence, N 0°-04'-19" E, 175.00 feet, to the South line of Weller's Lincolnwood Second Section; thence, S 89°-55'-41" E, along said South line, 568.33 feet, to the Southeast corner of Lot 160 of Weller's Lincolnwood Second Section; thence, N 0°-28'-31" E, along the East line of said Lot 160, 38.39 feet; thence, S 89°-31'-29" E, along the South line of Weller's Lincolnwood Second Section, 160.00 feet, to the Southeast corner of Weller's Lincolnwood Second Section, said point also being on the East line of the West Half of the Southwest Quarter of said Section 15; thence, S 0°-28'-57" E, 603.07 feet to the Point of Beginning, containing 8.554 acres, more or less, all situated in Champaign County, Illinois.

TRACT X

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence, N 0°-24'-51" E, along the West line of said Southwest Quarter 19.04 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point being the Point of Beginning; thence, continuing N 0°-24'-51" E, along said West line, 559.15 feet, to the South line of Weller's Lincolnwood Second Section, extended; thence, S 89°-55'-41" E, along said South line, 594.98 feet; thence, S 0°-04'-19" W, 175.00, feet; thence, S 39°-39'-30" E, 224.96 feet; thence, S 0°-22'-13" W, 215.00 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois; thence, N 89°-37'-47" W, along said fence line, 741.00 feet, to the Point of Beginning, containing 8.6711 acres, more or less, all situated in the County of Champaign, State of Illinois.

Provided, however, after any of the buildings described in this Section have been initially constructed, thereafter such buildings are no longer not subject to the provisions of this ordinance.

Secs. 5-34 - 5-40. Reserved.