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**THE VILLAGE OF FRANKLIN PARK  
COOK COUNTY, ILLINOIS**

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**ORDINANCE**

**NUMBER 0910-VC-32**

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**AN ORDINANCE AMENDING TITLE 8 OF THE VILLAGE CODE OF  
THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS  
(INTERNATIONAL RESIDENTIAL CODE)**

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**BARRETT F. PEDERSEN, Village President  
TOMMY THOMSON, Village Clerk**

**JUAN ACEVEDO  
PAUL BELLENDIR  
TOM BRIMIE  
JOHN JOHNSON  
CHERYL MCLEAN  
ROSE RODRIGUEZ  
Trustees**

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**AN ORDINANCE AMENDING TITLE 8 OF THE VILLAGE CODE OF  
THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS  
(INTERNATIONAL RESIDENTIAL CODE)**

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**WHEREAS**, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") are charged with the responsibility of establishing and updating building construction and safety codes, standards and regulations in the Village to ensure that matters pertaining to safety issues and concerns are examined and addressed in order to protect the health, safety and welfare of the residents of the Village; and

**WHEREAS**, the Corporate Authorities are committed to providing the residents of the Village with building construction and safety codes standards and regulations that are consistent and predictable, that reflect the latest standards in technology and safety, and that readily adapt to advances and provide uniformity with nationally recognized standards and requirements; and

**WHEREAS**, in accordance with the Illinois Municipal Code, copies of the International Residential Code, 2006 Edition, have been duly filed in the office of the Village Clerk and made available for public use, inspection and examination for a period no less than thirty (30) days before the adoption of this Ordinance by the Village.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** Chapter 6 ("*International Property Maintenance Code*") of Title 8 ("*Building and Building Regulations*") of the Village Code of Franklin Park, is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

**CHAPTER 6:           ~~INTERNATIONAL PROPERTY MAINTENANCE CODE~~**

**CHAPTER 6:           ADOPTED CODES**

**8-6-1: ADOPTION OF CODE**

~~The rules and regulations of the Building Officials and Code Administrators International, Inc., as contained in the following code: "The International Property Maintenance Code, 1998 Edition" as published by the Building Officials and Code Administrators International, Inc., Country Club Hills, Illinois are hereby adopted and incorporated as fully as if set out at length herein.~~

**8-6-3: 2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE:**

The International Residential Code, 2006 edition, and referenced standards and Appendix A, Appendix B, Appendix C, Appendix D, Appendix G, Appendix H and Appendix J as published by the International Code Council, a copy of which is on file and available for public use, inspection and examination in the office of the Village Clerk, is hereby adopted as the Residential Code of the Village, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fee therefore; and each and all of the regulations, provisions, conditions and terms of said Residential Code are hereby referred to and made a part hereof, as if fully set out in this Section of the Village Code with the additions, insertions, deletions and changes, if any, prescribed in Section 8-6-4 of the Village Code. The adoption of the International Residential Code shall not be construed as preventing the enforcement of or as repealing the provisions of any ordinance, regulation, standard or code adopted by the Village which is more restrictive than the provisions of this Section. In the event any provision of this Section conflict with any other ordinance, regulation, standard or code adopted by the Village, the more restrictive shall be applicable.

**8-6-4: REVISIONS TO THE 2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE:**

- Section R101.1: Insert “*Village of Franklin Park, Cook County, Illinois*”.
- Section R103.1: Delete “*Department of Building Safety*” and insert “*Department of Inspectional Services*”.
- Section R105.2 Amend Section R105.2 “*Work Exempt from Permit*” as follows:  
Delete “*Buildings*” in its entirety and Insert “*See Village Code requirements*”.
- Section R105.3: Add to Section “*Application for Permit*” the following:  
“*8. Contractor Requirements. See Chapter 1 of Title 8 of the Village Code. 9. Bond Requirements. See Chapter 1 of Title 8 of the Village Code. 10. Damage to Property. See Chapter 1 of Title 8 of the Village Code. 11. Safeguards. See Chapter 1 of Title 8 of the Village Code. 12. Site Requirements. See Chapter 1 of Title 8 of the Village Code. 13. Spot Survey Requirements. See Chapter 1 of Title 8 of the Village Code. 14. Adjacent Properties. See Chapter 1 of Title 8 of the Village Code. 15. Street Closing. See Chapter 1 of Title 8 of the Village Code. 16. Work Hours. See Chapter 1 of Title 8 of the Village Code. 17. Wet Saw Requirements. See Chapter 1 of Title 8 of the Village Code. 18. Demolition See Chapter 1 of Title 8 of the Village Code.*”
- Section R106.1: Add to Section “*Submittal Documents*” the following:  
“*All drawings submitted for permit shall bear the seal of the architect’s license, the date expiration of the architect’s license and the architect’s signature. All other document pages shall bear the seal and same information of the licensed design professional or engineer who prepared the document. Four (4) sets of every document must be submitted to the Village.*”
- Section R108.5: Delete Section “*Refunds*” in its entirety.
- Section R112: Delete Section R112 “*Means of Appeal*” in its entirety and substitute the following:

“Section R112 Right to Appeal. R112.1 Court Review. A person shall have the right to appeal the final written decision of the building official by applying to the appropriate court of law to correct errors of law. Application for review shall be made in the manner and time required by law following the final written decision of the building official.”

Section R113.4: Delete Section “Violation Penalties” in its entirety and substitute the following “See Violation Penalties Section of Chapter 6.”

Section R114.2: Add to Section R114 “Stop Work Order” the following:

“In addition to any other penalty or remedy provided by law, any person who shall continue to work after having been served a stop work order shall be subject to fine of \$100.00 for the first day; \$200.00 for the second day; \$500.000 for the third day and \$750.00 for each additional day thereafter. Each day that a violation or failure to comply continues shall be deemed a separate offense.”

Section R301.1.2: Add to Section “Construction Systems” the following: “Balloon Framing is not permitted.”

Table R301.2(1): Insert into Table R301.2(1) “Climate and Geographic Design Criteria” the following:

Ground Snow Load	25 P.S.F
Wind Speed	90 mph., 3 second gust – Fig 301.2(4) 76 mph, fastest mile – Table 301.2.1.3
Seismic Design Category	B
Weathering	Severe
Front Line Depth	42” Below Finished Grade (minimum)
Termite	Moderate to Heavy
Winter Design Temperature	-4 Degrees Fahrenheit
Ice Shield Underlayment Required	Yes
Flood Hazards	Contact Engineering
Air Freezing Index	2,000
Mean Annual Temperature	50 Degrees Fahrenheit

Section R305.1: Add to Section "Ceiling Height" the following new section:

"Section R305.2. "Crawlspace Height" All crawlspace height shall have a minimum required clear height of 3 feet (36 inches). Beams, girders, ductwork, mechanical and plumbing components may project into that area as long as there remains 2 feet (24 inches) under those projections."

Section R306.3: Delete Section R306.3 "Sewage Disposal" in its entirety and substitute the following: "R306.3. "Sewage Disposal" All plumbing fixtures shall be connected to a sanitary sewer."

Section R317.1: Delete Section R317.1 "Two-Family Dwellings" in its entirety and substitute the following:

"R317.1. "Two-Family Dwellings" Dwelling units in two-family dwellings shall have a 2 (two) hour fire rated, masonry vertical separation wall, constructed of 8" C.M.U. between each unit (and independent of each unit). The 8" C.M.U. fire separation wall shall be continuous with no penetrations from front to rear, and from foundation wall to underside of roof sheathing, between each and every unit (or may utilize through roof parapet wall constructed of 8" masonry)."

Section R317.2: Add to Section R317.2 "Townhouses" the following:

"The plywood roof sheathing shall be fire retardant plywood for a minimum of 4'-0" each side of the masonry fire separation wall; or install 5/8" G.W.B. TYPE "X" in each joist space up against the sheathing and support the G.W.B. protection 4'-0" each side of the masonry wall, continuous, front to back; or install a minimum 8" wide masonry fire barrier wall with a parapet through roof, extended not less than 30 inches above the roof per code requirements.

Each and every townhouse wall which is adjacent to the masonry fire separation wall shall be sheathed with 1/2" plywood or 1/2" O.S.B. from the foundation wall, continuous all the way to the roofline sheathing. This is to insure that each unit is self contained, and in the event of one unit being destroyed by fire, and the masonry wall came down, the adjacent unit would be adequately enclosed and relatively weather tight.

Townhouses and Duplex units by definition are units which have a vertical masonry fire separation wall. Townhouses and Duplexes are not permitted to be constructed in a configuration in which they are stacked, one on top of another. Stacking dwelling units puts the structure in a TYPE 1A AMENDED Category with apartments and condominiums and like structures.

Section R321.1: Delete the first sentence of Section R321.1 "Premise Identification" in its entirety and substitute the following sentence:

"Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the public way fronting the property and shall also have such approved address numbers placed in a position to be plainly legible and visible from the rear of the property."

Section R401: Add to Section R401 "General" and where applicable to Chapter 4 "Foundations" the following:

"All footings and foundation walls shall be cast in place concrete. Wood, Masonry, ICF, Flat ICF, Waffle grid ICF, Screen Grid ICF and other similar systems for foundations are not permitted, and shall meet IDOT January, 1, 2007, specifications (drives, patios, aprons, stairs and slabs) to meet Class PV. Sidewalks are to meet IDOT specifications SI, unless the concrete is required to have a greater compressive strength as designed by the architect or structural engineer. The concrete contractor shall be required to deposit at location a concrete test cylinder for each load of concrete, with a copy of the delivery ticket, name, address and telephone number of supplier with the current date and time of delivery to correlate with inspection. The minimum foundation wall thickness shall be 8" for a frame wall and 10" for a brick veneer wall.

No wood shall be used for footing or foundation walls, and all permitting language to the contrary shall be deleted throughout Chapter 4 and the Code."

Section R402.1: Delete Section 402.1 "Wood Foundations" in its entirety.

- Section R402.1.1: Delete Section 402.1.1 “Fasteners” in its entirety.
- Section R402.1.2: Delete Section 402.1.2 “Wood Treatment” in its entirety.
- Section R404: Add to Section R404 “Foundation and Retaining Walls” the following: “Masonry foundation walls are not permitted.”
- Section R404.1: Add to Section 404.1 “Concrete and Masonry Foundation Walls” the following: “Masonry foundation walls are not permitted and any reference thereto shall be stricken.”
- Section R404.1.1: Delete Section 404.1.1 “Masonry Foundation Walls” in its entirety.
- Section R405.1: Delete “Exception” to Section R405.1 “Concrete or Masonry Foundation.”
- Section R405.2.3: Add to Section “Drainage System” the following:
- “1) Window Well Drain and Perimeter Drainage: All window wells shall have adequate drainage installed. A drain pipe of not less than four (4) inches in diameter shall be connected to a tee fitter incorporated with the building foundation footing drain tile system. A perimeter drain with leaders from window wells is required at basement. A four (4) inch diameter perimeter drain tile at footing shall be set on a minimum of two (2) inches of stone and covered with a minimum of six (6) inches of stones. The total height of the stone used shall be a minimum of twelve (12) inches (2” + 4” + 6” = 12). The top of the tile must be below the top of the footing; 2) Sump Pump Discharge: The sump pump discharge of the perimeter drain tile system shall be connected to the Village storm sewer system or as directed by the Department of Inspectional Services. The discharge of the sump pump shall be storm water and shall not be connected to or discharged into the sanitary sewer; 3) Downspouts: All downspouts and storm water sump pumps shall be discharged in a manner directed by the Department of Inspectional Services. Downspouts and storm water sump pumps may discharge onto the property, if absorbed into soil



on the property, if approval in advanced by the Department of Inspectional Services provided a grading plan is approved by the Village Engineer. No drainage shall run onto adjacent properties.”

Chapter 4:

Add to Chapter 4 “Foundations” the following new sections:

“Section R409. Three-Season Rooms and Porches. R409.1 General. Three season rooms, screened porches and such similar structures shall be built on a full footing and foundation wall, like any other habitable space. 300 square feet or less may utilize a trench footing, the trench footing shall be 12” wide x 42” below grade with 2-5# bars at top and bottom.”

“Section R410. Existing Masonry Foundation. Section R410.1 General. When a second floor addition is planned for an existing house that has a masonry foundation or a concrete foundation that is of questionable structural integrity, the existing foundation must be evaluated by a licensed structural engineer. The structural engineer shall prepare and submit a written report to the Department of Inspectional Services that includes one or more of the following: 1) The existing foundation is capable of supporting the new loads imposed by the addition; or 2) The existing foundation shall be capable of supporting the new loads, if specified reinforcement or improvements are made; or, 3) The existing foundation is not capable of supporting the new loads. The structural engineer’s report is required to protect the owner from a collapse of the structure.”

Section R502.1.4:

Add to Section “Prefabricated Wood I-Joists” the following:

“Manufactured I Joists may be used only if the entire residence has an automatic fire sprinkler system installed per N.F.P.A. 13R: “Installation of Sprinkler Systems for Residential Occupancies,” as from time to time supplemented and amended. Exception: Exposed I Joists are required to have one hour fire separation (example: minimum 5/8” drywall).”

Section R502.11.1:

Add to Section “Design” the following:

“Wood trusses must have their metal gusset plates covered with ½” plywood. Glued and screwed over every gusset plate, both

sides. Plywood must extend 6" beyond each side of the plate (that is on 3 sides of the plate, the 4<sup>th</sup> side is usually obstructed by sheathing or ceiling board).

Section R503.1: Add to Section R503.1 "Lumber Sheathing" a new subsection:

"R503.1.2 Floor Sheathing. All floors shall be a minimum of one layer of 3/4" tongue and groove plywood."

Section R506: Add to Section "Concrete Floors (on Ground)" the following new section:

"Section 506.3 "Concrete Slab for Detached Garage" A concrete slab for a detached garage shall utilize a full perimeter grade beam 12 inches wide with a depth of 10 inches below grade and a minimum of 6 inches above grade. The garage slab shall be 4" thick with wire mesh or fiber mesh concrete poured monolithic with the grade beam. The slab shall be over a 4" crushed gravel base."

Section R506.1: Amend Section 506.1 "General," as follows:

Insert "Concrete slabs in basements and slab on grade construction shall be a minimum of 4" thick."

Delete "minimum 3.5 inches (89 mm) thick."

Section R506.2.2: Delete the first sentence of Section R506.2.2 "Base" in its entirety and substitute the following sentence: "A 4-inch thick (102 mm) base course consisting of clean crushed stone or gravel."

Delete "Exception" to Section R506.2.2.

Section R602.3.1: Add to Section "Stud Size, Height and Spacing" the following:

"All plumbing walls shall be a minimum of 2 x 6 wood stud framing."

Section 602.3.2: Add to Section R602.3.2 "Top Plate" the following: "A double top plate shall always be required."

Delete "Exception" to Section R602.3.2 in its entirety.

Section R602.3: Add to Section R602.3 "Design and Construction" the following:

"Stud spacing shall always be 16" O.C. or less than 16" O.C. The minimum panel thickness shall be 1/2" plywood or 1/2" O.S.B. for wood structural panel wall sheathing. Particle board wall sheathing shall not be permitted."

Section R602.8.1: Delete Section "Materials" in its entirety and substitute the following:

"Section 602.8.1 Materials. Except as provided in Section R602.8, Item 4, fireblocking shall consist of 2-inch (51 mm) nominal lumber, or two thickness of 1-inch (25.4 mm) nominal lumber with broken lap joints, or one thickness of 23/32-inch (18.3 mm) wood structural panels with joints backed by 23/32-inch (18.3 mm) wood structural panels or one thickness of 3/4-inch (19.1 mm) particleboard, 1/2-inch (12.7 mm) gypsum board, or 1/4-inch (6.4 mm) cement-based millboard. Mineral wool may be used as fire block. Loose-fill insulation material shall not be used as a fire block."

Section R602.8.1.1: Delete Section "Unfaced Fiberglass" in its entirety.

Section R606.1.1: Delete Section "Professional Registration not Required" in its entirety.

Section R611: Delete Section R611 "Insulating Concrete Form Wall Construction" in its entirety.

Section R703.1: Add to Section "General" the following:

"Wall sheathing shall be a minimum 1/2" plywood or 1/2" O.S.B. The entire exterior wall envelope shall be completely sheathed with 1/2" plywood or 1/2" O.S.B. wall sheathing."

- Section R703.9: Delete Section R703.9 “Exterior Insulation Finish System, General” in its entirety.
- Section R703.9.1: Delete Section R703.9.1 “Water-Resistive Barrier” in its entirety.
- Section R703.9.2: Delete Section R703.9.2 “Flashing: General” in its entirety.
- Section R802.10.1: Add to Section “Truss Design Drawings” the following:  
  
“13. Wood trusses must have their metal gusset plates covered with ½” plywood. Glued and screwed over every gusset plate, both sides. Plywood must extend 6” beyond each side of the plate (that is on 3 sides of the plate, the 4<sup>th</sup> side is usually obstructed by sheathing or ceiling board).”
- Section R803: Add to Section “Roof Sheathing” the following new section:  
  
“Section R803.2.4 Roof Sheathing. All roof sheathing shall be a minimum of ½” exterior grade plywood, O.S.B. and particle board are not permitted.”
- Section R903.4: Add to Section “Roof Drainage” the following:  
  
“All downspouts shall be discharged in a manner directed by the Department of Inspectional Services. Downspouts may discharge onto the property, if absorbed into soil on the property, if approval in advanced by the Department of Inspectional Services provided a grading plan is approved by the Village Engineer. No drainage shall run onto adjacent properties.”
- Section R905.2.7.1: Delete phrase “at least two layers of underlayment cemented together or”
- Section M1601.1.1: Delete from Section “Above-ground Duct System” number 5, number 6 and number 7 requirements in their entirety.

Part VII – Plumbing: Amend Part VII “Plumbing” as follows:

Delete: Chapters 25, 26, 27, 28, 29, 30, 31 and 32.

Insert: “See Illinois Plumbing Code, 2004 edition.”

Part VIII – Electrical: Amend Part VIII “Electrical” as follows:

Delete Chapters 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42.

Insert: “See NFPA 70 National Electric Code, 2005 edition, and referenced standards, tables and Annex A, Annex B, Annex C, Annex D, Annex E, Annex F and Annex G, as published by the National Fire Protection Association.”

Appendix A: Appendix A “Sizing and Capacities of Gas Piping” is hereby adopted and incorporated herein.

Appendix B: Appendix B “Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for use with Type B. Vents” is hereby adopted and incorporated herein.

Appendix C: Appendix C “Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems” is hereby adopted and incorporated herein.

Appendix D: Appendix D “Recommended Procedure for Safety Inspections of an Existing Appliance Installation” is hereby adopted and incorporated herein.

Appendix G: Appendix G “Swimming Pools, Spas and Hot Tubs” is hereby adopted and incorporated herein.

Appendix H: Appendix H “Patio Covers” is hereby adopted and incorporated herein.

Appendix J: Appendix J “Existing Buildings and Structures” is hereby adopted and incorporated herein.

**8-6-2: PENALTY:**

~~Any person, firm or corporation who shall violate any provision of this chapter or of the~~

~~codes and regulations adopted by this chapter or who shall fail to comply with any of the requirements thereof, shall upon conviction be fined in an amount not less than two hundred fifty dollars (\$250.00) nor more than seven hundred fifty dollars (\$750.00) for each such violation or failure to comply. Each day that a violation or failure to comply continues shall be deemed a separate offense.~~

**8-6-15: VIOLATION PENALTIES:**

Any person, firm or corporation who shall violate a provision of this chapter or of the codes and regulations herein adopted or who shall fail to comply with any of the requirements thereof, shall be fined in an amount not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00), or to such other remedies as provided by law, for each such violation or failure to comply. Each day that a violation or failure to comply continues shall be deemed a separate offense.

**Section 3.** That nothing in this Ordinance or in the Residential Code 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, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 4.** This Ordinance, and its parts, are declared to be severable and any section, subsection, sentence, clause, provision, or portion of this Ordinance that is declared invalid such decision shall not affect the validity of any other portion of this Ordinance, which shall remain in full force and effect. The Corporate Authorities hereby declare that the passage of this Ordinance would have occurred, irrespective of the fact that any one or more of its sections, subsections, sentences, clauses, provisions, or portion thereof, was at the time of passage invalid or unconstitutional.

**Section 5.** If any part of this Ordinance is found to be in conflict with any other ordinance, resolution, motion or order or parts thereof, the most restrictive or highest standard shall prevail.

**Section 6.** This Ordinance and the rules, regulations, provisions, requirements, orders and

matters established and adopted herein and hereby shall take full force and be in effect on January 1, 2010, at 12:00 A.M., Central Standard Time, due to the urgent nature of the matter herein in order to establish uniform standards and regulations throughout the Village and to ensure that the health, safety and welfare of the residents of the Village is duly protected.

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**ADOPTED** by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this 21st day of December 2009, pursuant to a roll call vote, as follows:

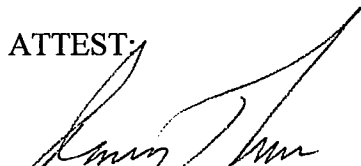
	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>PRESENT</b>
ACEVEDO	X				
BELLENDIR	X				
BRIMIE	X				
JOHNSON	X				
MCLEAN	X				
RODRIGUEZ				X	
PRESIDENT PEDERSEN					
<b>TOTAL</b>	5			1	

**APPROVED** by the President of the Village of Franklin Park, Cook County, Illinois on this 21st day of December 2009.



BARRETT F. PEDERSEN  
VILLAGE PRESIDENT

ATTEST:



TOMMY THOMSON  
VILLAGE CLERK