CHAPTER 6 INTERNATIONAL RESIDENTIAL CODE

Sec. 3-6-1. Adoption of the International Residential Code.

That certain documents three copies of which are on file in the office of the village clerk, being marked and designated as The International Residential Code/2006 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 3-6-2.

Sec. 3-6-2. Amendments to the International Residential Code.

The following words, provisions, and paragraphs are to be added to the following designated sections of the code adopted in section 3-6-1. These provisions supersede the requirements of the indicated provisions of such code.

R101.1 Insert: The Village of Manhattan.

R105.2 Delete exemptions 1, 2, and 3

R105.2 Amend exemption 7 to read:
Prefabricated temporary and blowup type swimming pools that are less than thirty six (36) inches deep.

R105.3.2 Amend to read:
Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 30 days after the date of filing unless such application has been pursued in good faith or 60 days after issuance if required fee is not paid.

R105.5 Amend to read:
Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is substantially suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R106.1 Amend to read:
Submittal documents. Construction documents, special inspection and structural observation programs and other data shall be submitted in one or more sets with each application for a permit. The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by
a State of Illinois registered design professional. All construction documents required for a building permit application shall be prepared by a State of Illinois registered design professional as required by Illinois laws or Acts. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

R112 Delete entire section and add the following:
The Village Board shall serve as the Board of Appeals.

R301.2.1 The following information shall be inserted into the table:

<table>
<thead>
<tr>
<th>TABLE INSET:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Snow Load</td>
</tr>
<tr>
<td>Wind Pressure</td>
</tr>
<tr>
<td>Seismic Condition</td>
</tr>
<tr>
<td>Weathering</td>
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<tr>
<td>Frost Depth</td>
</tr>
<tr>
<td>Termite</td>
</tr>
<tr>
<td>Decay</td>
</tr>
<tr>
<td>Winter Design Temp</td>
</tr>
</tbody>
</table>

R309.1 Opening protection: Change the last line to read:
"Other openings between the garage and the residence shall have a one (1) hour fire rated door and wood frame."

R309.2 Separation shall be changed as follows:
"The garage shall be separated from the residence and its attic with an assembly with not less than a one (1) hour rating."

R309.3 Floor surface change the first paragraph as follows:
"The sills of all door openings between the garage and adjacent interior spaces and all walls common with the dwelling unit shall be raised with a concrete sill not less than four inches (4") (102 mm) above the concrete garage floor. The floor finish of attached garages shall be concrete."

R317.1 Delete exception 2.

R317.2 Revise section to read:
Townhouses
Each townhouse shall be considered as a separate building and shall be separated from each other by wall and/or floor assemblies of not less than two-hour fire resistance rating
when tested in accordance with ASTM A-119. Fire resistance rated floor-ceiling and wall assemblies shall extend from the footing to the underside of the roof sheathing. All fire-resistive rated walls shall be constructed of masonry and all fire resistive rated floor-ceiling assemblies shall be of precast concrete type or poured in place concrete with a two-hour fire rating and constructed to conform to the requirements of a fire barrier.

**R321.1** Revise section to read: Premises identification.
Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Residential occupancies with garages serviced by a rear private drive, alley or parking lot shall additionally place address numbers, building numbers or approved building identification on the rear access visible from the rear private drive, alley or parking lot. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

**R325** Add the new sections.
Construction regulations for Residential Districts

**R325.1** Applicability of this section
Any principle residence that is located in a subdivision which received final plat approval on or after the effective date of this ordinance shall comply with all terms and provisions of this section.

**R325.2** Enforcement
Issuance of building and occupancy permits. No building or occupancy permit shall be issued for the construction of any building in the residential districts unless and until the provisions of this section and all other relative ordinances are met.

**R325.3** Building materials requirements

1. All roof shingles shall have a minimum 25 year warranty and be shadow line granular design or equal. Cedar roof shingles, and roof tiles are allowed.
2. All vinyl siding shall be foam backed or an architectural style. The manufacturer shall be "Structural Line" by Alco TM or equal or "Cedar Impressions" by Certain-Teed TM or equal.

**R402.1** Wood foundations are prohibited.

**R403.1** The last section of the first line shall be changed as follows:
"Except when erected upon solid rock or otherwise protected from frost, foundation wall piers and other permanent supports of all buildings and structures larger than six hundred (600) square feet in area shall extend to the frost line of forty-two inches (42") and
spread footings of adequate size shall be provided where necessary to distribute properly the load within the allowable bearing value of the soil."
Add the following: "The placement of concrete in cold weather shall follow the requirements outlined in the International Building Code with amendments."

*R404.1* Add the following:
The placement of concrete in cold weather shall follow the requirements outlined in the International Building Code with amendments.

*R404.2* Wood foundations are prohibited.

*R506.1* Add the following:
The placement of concrete in cold weather shall follow the requirements outlined in the International Building Code with amendments.

*R602.3.1* Add the following:
"**Bearing Walls:** Studs in bearing walls and partitions shall be constructed of at least two inch by four inch (2" x 4") material spaced a maximum of sixteen inches (16") on center with the wide dimension perpendicular to the load

**Non-Bearing Walls:** Studs in non-bearing walls and partitions shall be constructed of at least two inch by four inch (2" X 4") material spaced maximum sixteen inches (16") on center with the wide dimension perpendicular to the load."  Note: This requirement supersedes the requirements in Table 602.3.1.

Delete Chapters 25 - 32.

*E3304.10* Add the following:
"The circuit panel shall have a complete circuit chart showing the use and circuit number for all circuits and over-current protection."*

*E3305.2* Add the following: There shall be no sump pits or other equipment in the required working space and clearance.

*E3502.1.* Add the following:
Service size The minimum service size for a single family up to 1500 square feet of habitable space is 100 amps. The minimum size service for a single family home over 1500 square feet of habitable space is 200 amp.

*E3503.1.* Add the following sentence:
Conductor Material: Conductors used to conduct current shall be of copper. All references to aluminum conductors shall be deleted.

Table *E3503.1.* Delete all references to aluminum and copper-clad aluminum.
E3701.2 Add the following sentences:
"All electrical wiring shall be enclosed in rigid metal conduit, intermediate conduit, electrical metallic conduit or flexible metal conduit."
"In exterior sub grade locations, the transition to metallic conduit from below grade shall be below grade with a metallic elbow."

E3801.4.2 Change twenty four inches (24") to thirty six inches (36")

E3801.4.3 Change twenty four inches (24") to thirty six inches (36")

Appendix A Adopt Appendix A

Appendix B Adopt Appendix B

Appendix C Adopt Appendix C

Appendix E Adopt Appendix E

Appendix G Adopt Appendix G

AG 102.1 Delete definition “Swimming Pool and Insert new Definition “Swimming Pool.”
SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over 36 inches deep.

Village property and/or rights-of-way shall be kept free from construction debris.

(a) Requirements. The village Building Commissioner and/or other duly appointed agents of the village shall require that the village property and/or rights-of-way shall be kept free from construction debris, and that all construction debris shall be contained on construction sites and not allowed to blow or otherwise move to other properties.

(b) Cleanup by the village. The village Building Commissioner shall require the builder to maintain his building site accordingly and immediately remedy any building debris problems. If the building permit holder fails to immediately remedy a debris problem, the Building Commissioner shall charge the building permit holder for any and all costs incurred by the village for the remedy of the problems.

(c) Payment of charges. The village Building Commissioner shall withhold the issuance of an occupancy permit until all payments due the village are paid pursuant to this section.

(d) Penalty. In addition to all other remedies, any person who violates any provision of this section shall be fined not less than $50.00, nor more than $500.00 for each offense. Every day that a violation of this section shall be permitted to continue shall constitute a separate offense.