

Adoption of the 2012 International Residential Code and Amendments

The 2012 International Residential Code was adopted by the Village of Glenview through Ordinance #5879 on December 9, 2014

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. These amendments are established on particular physical and aesthetic conditions within the Village as well as to provide consistency between Village, State and County codes.

Amendments to the 2012 International Residential Code:

- (1) *Section R101.1 Title.* Amended to read as follows: “These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the Village of Glenview, Cook County, Illinois (the “Village”) and shall be cited as such and will be referred to herein as ‘this code.’”
- (2) *Section R102.4 Reference codes and standards.* Amended 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 and thus are not considered part of the requirements of this code:
IPC-2012 International Plumbing Code
IPSDC-2012 International Private Sewage Disposal Code
IWUIC-2012 International Wildlife-Urban Interface Code
IZC-2012 International Zoning Code”
- (3) *Section R105.2 Work exempt from permit.* Deleted in its entirety.
- (4) *Section R105.3.1.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding.* Deleted in its entirety.
- (5) *Section R105.3.2 Time limit of application.* Deleted in its entirety.
- (6) *Section R105.5 Expiration.* Deleted in its entirety.
- (7) *Section R106.1.3 Information for construction in areas prone to flooding.* Deleted in its entirety.

- (8) *Section R106.2 Site plan or plot plan.* Amended to read as follows:
“The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.”
- (9) *Section R106.2 Site plan or plot plan.* Amended by adding a new subsection, *R106.2.1 Compliance with site plan*, which reads as follows: “It shall be the responsibility of the builder/developer to submit to the Village’s Community Development Department a spot survey prepared by a Registered Land Surveyor after the foundation is installed. This survey must be at a scale of not less than one inch equal to thirty feet (1” = 30’). The survey must also indicate the elevation above sea level of the top of foundation wall and the top of the curb and sidewalk at lot lines extended relative to a United State Geological Survey benchmark. No construction will be allowed to proceed except for decking, underground sewer and water, and related items until the spot survey is approved by the Village’s Community Development Department. This section applies to principal structures generally, but may apply to additions or accessory structures if, in the opinion of the Village’s Inspectional Services Manager or his designee, it is necessary to confirm compliance.”
- (10) *Section R109.1.3 Flood plain inspections.* Deleted in its entirety.
- (11) *Section R112 Board of Appeals.* Deleted in its entirety.
- (12) *Section R113.4 Violation penalties.* Amended by adding the following new sentence at the end of the paragraph: “Penalties for violations of the provisions of this code shall be as provided in Section 1-16 of the Glenview Municipal Code for any given offense.”
- (13) *Section R113.4 Violation penalties.* Amended by adding a new subsection, *113.4.1 Work prior to permit*, as follows: “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 Village’s Inspectional Services Manager.”
- (14) *Section R202 Definitions – Attic, Habitable.* Amended by adding Line No. 4, as follows: “Habitable Attics are required to be accessed by a stair complaint with Section R311.7 of this code.”

- (15) *Table R301.2(1) Climatic and Geographic Design Criteria.* Amended to read as follows:

TABLE INSET:

Ground Snow Load	30 lbs/ft ²
Wind Design Speed (mph)	90 miles per hour
Wind Design Topographical effects	0
Seismic Design Category	0
Weathering	Severe
Frost line depth	42 inches below grade
Termite	Moderate to heavy
Winter Design Temp	97 ½%, 2°F
Ice Barrier Underlayment Required	Yes
Flood Hazards	N/A
Air Freezing Index	2,000
Mean Annual Temp	50 degrees Fahrenheit

- (16) *Section R302.3 Two-family dwellings.* Exception 2 is amended to read as follows: “Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 of this code is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 5/8-inch (15.9 mm) gypsum board or equivalent.”

- (17) *Section R302.6 Dwelling/garage fire separation.* Amended 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 R309.8 of this code.

Exceptions:

1. Garages that are fire sprinkled to comply with Section R309.5 of this code.”

- (18) *Table R302.6 Dwelling/Garage Separation.* Amended to read as follows:

TABLE INSET:

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the

	garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch Type X gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- (19) *Section R302.7 Under-stair protection.* Amended to read as follows: “All enclosed, accessible and open space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8-inch (15.9 mm) gypsum board.”
- (20) *Section R309.5 Garages and carports – fire sprinklers.* Deleted in its entirety.
- (21) *Section R309 Garages and Carports.* Amended by adding a new subsection, *R309.7 Spill containment*, which reads as follows: “The sill of the doors between garages or carports and interior spaces shall be raised not less than four (4) inches above the garage or carport floor.”
- (22) *Section R310.1.1 Minimum opening area.* Amended by adding Exception No. 2, which reads as follows: “2. Additions and remodelings with a ceiling height of eight (8) feet or less, may have emergency escape and rescue openings with a minimum net clear opening of 5.0 square feet.”
- (23) *Section R310.1.2 Minimum opening height.* Amended by adding an exception, which reads as follows: “Exception: Additions and remodelings with a ceiling height of eight (8) feet or less, may have emergency escape and rescue openings with a minimum net clear height of twenty-two (22) inches.”
- (24) *Section R314.3.1 Alterations, repairs and additions.* Amended by adding Exception No. 3, which reads as follows: “3. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.”
- (25) *Section R316 Foam plastic.* Amended by adding a new subsection, *R316.8 Weather protection*, which reads as follows: “Insulation shall not be installed until the building envelope has been protected from weather.”

- (26) *Section R320 Accessibility.* Deleted in its entirety.
- (27) *Section R321.3 Elevator and platform lift – accessibility.* Amended to read as follows: “Elevators or platform lifts that are part of an accessible route required by Title 71, Part 400 of the Illinois Administrative Code (the “Illinois Accessibility Code”) shall comply with ICC A17.1.”
- (28) *Section R322 Flood Resistant Construction.* Deleted in its entirety.
- (29) *Section R402.1 Wood foundations.* Deleted in its entirety.
- (30) *Section R403 Footings.* Amended by deleting all references to “wood foundations.”

- (31) *Table R403.1 Minimum Width of Concrete, Precast or Masonry Footings.* Amended to read as follows:

TABLE INSET:

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Convention light-frame construction				
1-story	18	18	18	18
2-story	18	18	18	18
3-story	23	18	18	18
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	20	20	20	20
2-story	21	20	20	20
3-story	32	24	20	20
8-inch solid or fully grouted masonry				
1-story	20	20	20	20
2-story	29	21	20	20
3-story	42	32	21	20

- (32) *Figure R403.1(1) Concrete and Masonry Foundation Details.* Amended by including the following statement: “Monolithic trench thickened slabs are allowed for detached structures. Monolithic trench thickened slabs for detached garages shall be a minimum of 10 inches deep and 20 inches wide. Attached structures may be constructed with a monolithic trench footing of not less than 16 inches wide or a bell footing of 12 inches increasing to 20 inches at the base, to a depth of 42 inches below grade.”
- (33) *R403.1.1 Minimum size.* Amended to read as follows: “Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1) of this code. The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least eight (8) inches (203 mm) in thickness, T, for conventional light-frame

construction and 10 inches (254 mm) in thickness, T, for brick veneer or solid masonry construction. Footing projections, P, shall be at least two (2) inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1 of this code. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3) of this code.”

- (34) *Section R403.3.1 Foundations adjoining frost protected shallow foundations.* Deleted in its entirety.
- (35) *Section R403.3.1.1 Attachment to unheated slab-on-ground structure.* Deleted in its entirety.
- (36) *Section R403.3.1.2 Attachment to heated structure.* Deleted in its entirety.
- (37) *Section 404.1.8 Rubble stone masonry.* Deleted in its entirety.
- (38) *Table 404.1.2(1) Minimum Horizontal Reinforcement for Concrete Basement Walls.* Amended to read as follows:

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤8	Two No. 5 bars within 12 inches of the top and bottom of the wall story and one No. 4 bar near mid-height of the wall story.
>8	Two No. 5 bars within 12 inches of the top and bottom of the wall story and on No. 4 bar near third points in the wall story.

- (39) *Section 404.2 Wood foundation walls.* Deleted in its entirety.
- (40) *Section 404.1.2.3.7 Reinforcement.* Amended by adding new subsection, *R404.1.2.3.7.9 Steel dowel bars*, which reads as follows: “Provide steel dowel bar anchorage for porch and terrace slabs, concrete or masonry steps and concrete area wells which adjoin foundation walls. For shallow foundations adjacent to a basement and for attached garages, embed four ½-inch round hooked bars, four feet long, into the main wall, two near the top, and two near the bottom of the attached wall. For intersecting walls of additions to existing structures, provide ½-inch round bars, 24 inches long, spaced 18 inches on center vertically and embedded not less than 4 inches.”
- (41) *Section R405.2 Wood foundations.* Deleted in its entirety.
- (42) *Section R406.3 Dampproofing for wood foundations.* Deleted in its entirety.

- (43) *Section R407 Columns.* Amended by adding a new subsection, *R407.4 Foundation*, which reads as follows: “Column footings shall have a minimum area of 6.25 sq. ft. and a minimum depth of 12 inches.”
- (44) *Section R407 Columns.* Amended by adding a new subsection, *R407.5 Deck and screened porch foundation*, which reads as follows: “Decks posts footings shall be a minimum of 10-inch round diameter ft. and 42 inches below grade. Screened porch or roofed-over porch footings shall be sized to support the imposed loads and extend 42 inches below grade. Porches with glazed panels or windows, such as three season rooms, shall be supported on a full footing and foundation.”
- (45) *Section R501.3 Fire protection of floors.* Amended to read as follows: “Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with a 5/8-inch (16 mm) gypsum wallboard membrane or equivalent on the underside of the floor framing member.
- Exceptions:
1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904 of this code, NFPA13D, or other approved equivalent sprinkler system.
 2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
 3. Portions of floor assemblies can be unprotected when complying with the following:
 - 3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story
 - 3.2. Fire blocking in accordance with Section R302.11.1 of this code shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
 4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.”
- (46) *Section R504 Pressure Preservatively Treated – Wood Floors (On Ground).* Deleted in its entirety.
- (47) *Section R506.2.3 Vapor retarder.* Exception Number 1 is amended to read as follows: “From detached garages, utility building and other unheated accessory structures.”
- (48) *Section R602.10.4.3 Braced wall panel interior finish material.* Amended to read as follows: “Braced wall panels shall have gypsum wall board installed on the side of the wall opposite the bracing material. Gypsum wall board shall be not less than 5/8 inch in thickness and be fastened with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum wall board. Spacing of fasteners at panel edges for gypsum wall board

opposite Method LIB bracing shall not exceed 8 inches (203 mm). Interior finish material shall not be glued in Seismic Design Categories D₀, D₁ and D₂.

Exceptions:

1. Interior finish material is not required opposite wall panels that are braced in accordance with Methods GB, BV-WSP, ABW, PFH, PFG and CS-PF, unless otherwise required by Section R302.6.
2. An approved interior finish material with an in-plane shear resistance equivalent to gypsum board shall be permitted to be substituted, unless otherwise required by Section R302.6.
3. Except for Method LIB, gypsum wall board is permitted to be omitted provided the required length of bracing in Tables R602.10.3(1) and R602.10.3(3) is multiplied by the appropriate adjustment factor in Tables R602.10.3(2) and R602.10.3(4) respectively, unless otherwise required by Section R302.6.

(49) *Table R702.3.5 Minimum Thickness and Application of Gypsum Board.*

Amended to read as follows:

Thickness of Gypsum Board (inches)	Application	Orientation of Gypsum Board to Framing	Maximum Spacing of Framing Members (inches o.c.)	Maximum Spacing of Fasteners (inches)		Size of Nails for Application to Wood Framing ^c
				Nails ^a	Screws ^b	
Application without adhesive						
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling ^d	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
Application with adhesive						
5/8	Ceiling	Either direction	16	16	16	Same as above for 5/8" gypsum board
	Ceiling	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	

For SI: 1 inch = 25.4 mm

- a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart may be used with the pair of nails spaced 12 inches on center.
- b. Screws shall be in accordance with Section R702.3.6 of this code. Screws for attaching gypsum board to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.
- c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board thickness and shall have ringed shanks. Where the cold-formed

steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 6d, 13 gage, 1⁷/₈ inches long, 1⁵/₆₄-inch head for 5/8-inch gypsum board.

d. Type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6 inches o.c. by minimum 1⁷/₈ inches 6d coated nails or equivalent drywall screws.

(50) *Table R702.3.7 Shear Capacity for Horizontal Wood-framed Gypsum Board Diaphragm Ceiling Assemblies.* Amended to read as follows:

MATERIAL	THICKNESS OF MATERIAL (min.) (inch)	SPACING OF FRAMING MEMBERS (max.) (inch)	SHEAR VALUE^{a,b} (plf of ceiling)	MINIMUM FASTENER SIZE^{c, d}
Gypsum board	5/8	16 o.c.	90	6d cooler or wallboard nail; 1 7/8-inch long; 0.092-inch shank; 1/4-inch head
Gypsum board	5/8	24 o.c.	70	6d cooler or wallboard nail; 1 7/8-inch long; 0.092-inch shank; 1/4-inch head

For SI: 1 inch = 25.4 mm, 1 pound per linear foot = 1.488 kg/m.

a. Values are not cumulative with other horizontal diaphragm values and are for short-term loading caused by wind or seismic loading. Values shall be reduced 25 percent for normal loading.

b. Values shall be reduced 50 percent in Seismic Design Categories D₀, D₁, D₂ and E.

c. 1¹/₄-inch, #6 Type S or W screws may be substituted for the listed nails.

d. Fasteners shall be spaced not more than 7 inches on center at all supports, including perimeter blocking, and not less than 3/8 inch from the edges and ends of the gypsum board.

(51) *Section R702.3.8 Water-resistant gypsum backing board.* Amended to read as follows: “Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed sixteen (16) inches (406 mm) for 5/8-inch-thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.”

(52) *Section R703.9 Exterior insulation and finish system (EIFS)/EIFS with drainage.* Amended by adding the following new sentence to the end of the paragraph: “Exterior insulation finishing systems (EIFS) must be drainable systems.”

- (53) *Chapter 25 – Plumbing Administration; Chapter 26 – General Plumbing Requirements; Chapter 27 – Plumbing Fixtures, and Chapter 28 – Water Heaters.* Deleted in their entirety.
- (54) *Chapter 29 – Water Supply and Distribution.* Sections P2901 through P2903 and Sections P2905 through P2908 are deleted in their entirety.
- (55) *Section P2904.1.1 – Required sprinkler locations.* Amended to read as follows:
“Sprinklers shall be installed to protect all areas of a dwelling unit.
Exceptions:
A. When solid dimensional lumber is used to construct the floor-framing systems (i.e. 2”x members);
B. When type X 5/8” gypsum board is used to protect non-dimensional engineered floor systems (i.e. end-jointed lumber, prefabricated wood I-joists, structural composite lumber, or other non-dimensional floor framing products) throughout the home; or
C. When non-dimensional floor members (i.e. end-jointed lumber, prefabricated wood I-joists, structural composite lumber, or other non-dimensional floor framing products) are protected with an approved intumescent paint product.

Exceptions A, B, and C shall not apply to additions where existing building is equipped with a fire sprinkler.

When Exceptions A, B or C, above, are not chosen, sprinklers are required to protect all areas of a dwelling unit, except as follows:

1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
 2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
 3. Bathrooms not more than 55 square feet (5.1 m²) in area.
 4. Garages; carports; exterior porches; unheated entry areas, such as mud room, that are adjacent to an exterior door; and similar areas.”
- (56) *Chapter 30 – Sanitary Drainage through Chapter 33 – Storm Drainage.* Deleted in their entirety.
- (57) *Chapter 34 – General Requirements through Chapter 40 – Devices and Luminaries.* Deleted in their entirety.
- (58) *Chapter 44 – Referenced Standards.* The text under the heading “NFPA” is amended to read as follows: “Pursuant to the Village’s home rule authority, the

following National Fire Protection Association (NFPA) Codes and Standards are adopted by reference and supersede those codes and standards listed in Chapter 44 of this code.

1. NFPA 13 2013 Edition: Standard for the Installation of Sprinkler Systems
2. NFPA 13D 2013 Edition: Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes
3. NFPA 20 2013 Edition: Standard for the Installation of Stationary Fire Pumps
4. NFPA 31 2011 Edition: Installation of Oil-burning Equipment
5. NFPA 58 2014 Edition: Liquefied Petroleum Gas Code
6. NFPA 70 2011 Edition: National Electrical Code
7. NFPA 72 2013 Edition: National Fire Alarm Code
8. NFPA 85 2011 Edition: Boiler and Construction Systems Hazards Code
9. NFPA 211 2010 Edition: Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances
10. NFPA 259 2008 Edition: Test Method for Potential Heat of Building Materials
11. NFPA 275 2009 Edition: Standard Method of Fire Tests for the Evaluation of Thermal Barriers Used Over Foam Plastic Insulation
12. NFPA 286 2011 Edition: Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth
13. NFPA 501 2010 Edition: Standard on Manufactured Housing
14. NFPA 720 2009 Edition: Standard for the Installation of Carbon Monoxide (CO) Detectors and Warning Equipment
15. NFPA 853 2010 Edition: Standard for the Installation of Stationary Fuel Cell Power Systems”

- (59) *Appendices.* The following appendices are adopted in their entirety:
- Appendix A: Sizing and Capacities of Gas Piping
 - Appendix B: Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents
 - Appendix C: Exit Terminals of Mechanical Draft and Direct-vent Venting Systems
 - Appendix F: Radon Control Methods
 - Appendix O: Automatic Vehicular Gates
 - Appendix Q: ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference