

CITY OF STERLING

ORDINANCE NO. 2018-05-16

**ORDINANCE AMENDING THE STERLING CITY CODE BY AMENDING
CHAPTER 18, ARTICLE II, DIVISION 1, SECTIONS 18-29 and 18-29.5
TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE OF 2015**

ADOPTED BY THE
COUNCIL
OF THE
CITY OF STERLING

THIS 7th DAY OF May, 2018

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TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE OF 2015**

Be it Ordained by the City Council of the City of Sterling, Whiteside County, Illinois, as follows:

SECTION 1. That Chapter 18, Article II, Division 1, Sections 18-29 and 18-29.5 of the Sterling City Code, as amended, are hereby further amended to read in full as follows:

"Sec. 18-29. International Residential Code – Adoption.

a) There is hereby adopted as the residential code of the city, for purposes of 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 provided therein, and providing for the issuance of permits and collection of fees therefor, that certain document entitled "International Residential Code, 2015 Edition" (referred to herein as the "2015 IRC") as published by the International Code Council, including appendices E, F, G, J and M thereto, and the 2015 Errata sheet. Each and all of the regulations, provisions, penalties, conditions and terms of said 2015 IRC, as on file in the office of the building official of the city, are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes as prescribed in section 18-29.5.

b) Not fewer than two copies of such codes have been and now are filed in the office of the city clerk, such code as hereby adopted and incorporated as fully as if set out in length in this section, and the provisions thereof shall be controlling in the construction of one- and two-family dwellings (townhouses) not more than three stories in height with separate means of egress contained within the corporate limits of the city.

Sec. 18-29.5. Same – Amendments.

The following sections of the 2015 International Residential Code are amended as provided in this section:

Section R101.1 Title. These provisions shall be known as the residential code for one and two family dwellings of the City of Sterling, and will be cited as such and will be referred to herein to "this code".

Section R105.2. Work Exempt from Permit. Subparagraph; Building: "Items 2, 3, 4, 5 and 10 as contained in the International Residential Code, is hereby deleted.

Item 1 shall be amended to read as follows: One- story detached accessory structures, provided that the floor area does not exceed 144 square feet.

Item 9 shall be amended to read as follows; Window awnings supported by an exterior wall which do not project more than 48" from the exterior wall and do not require additional support.

Section R113.4. Violation Penalties. Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements hereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the Code Official or of a permit or certificate issued under the provisions of this code shall be punishable as provided in Section 1-13 of the Sterling City Code. Each day that a violation continues shall be deemed a separate offense.

Section 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, National Electric Code (NFPA-70), International Fire Code, International Fuel Gas Code, International Mechanical Code, or the Illinois State Plumbing Code, such terms shall have meanings as ascribed to them in those codes.

Section R301.2 (1). TABLE R301.2 (1).

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Section R313. Automatic Fire Sprinkler System, is deleted and replaced as follows:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDEPLOYMENT REQUIRED ^h	FLOOD HAZARDS ⁹	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Wind-borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
30	115	NO	NO	NO	A	SEV	42"	M-H	-4	YES	10/5/84	1700	49.3

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed, unless the installation of automatic fire sprinklers is required by local municipal ordinance or ordinance of the local fire protection district.

R313.1.1 Design and Installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the then-current edition of The Illinois Plumbing Code and NFPA 13 D.

R313.1.2 Other Code Requirements. All structures built without automatic fire sprinkler systems shall comply with all code requirements of the International Residential Code for non-sprinklered construction.

R313.2 One and two family dwellings automatic fire systems. An automatic residential fire sprinkler system shall not be required to be installed in one-and two family dwellings, including additions and alterations to such dwellings.

R313.2.1 Design and Installation. Automatic residential fire sprinkler systems for one-and two-family dwellings shall be designed and installed in accordance with the then-current edition of the Illinois Plumbing Code and NFPA 13 D.

R313.2.2 Other Code Requirements. All structures built without automatic fire sprinkler systems shall comply with all requirements of the International Residential Code for non-sprinklered construction.

R322.1.5 Lowest floor. The lowest floor shall be the floor of the lowest enclosed area, including basement.

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or 12" above the design flood elevation.
4. Basement floors that are below grade on all sides shall be elevated 12" above the design flood elevation.

Section R322.2.2 is deleted in its entirety.

Section R401.3. Drainage. Surface drainage shall be diverted to a storm water conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade shall fall a minimum of 2% with a maximum of 6%.

Exemption: as contained in the *International Residential Code*, is hereby deleted.

R403.3.5 Detached garages or sheds. The code official may approve a continuous slab on ground foundations which are located where adequate subsoil drainage frost protection is provided and the following conditions are met:

1. Structure is non-occupiable, unconditioned, detached, of Use Groups S or U, does not contain any masonry and does not exceed (1) one story or 25 feet (7620 mm) in height.
2. Slab/foundation may not bear on peats, organic or other questionable soils.

3. Slab thickness is not less than 4" with a minimum of 6" x 6" 10#/10# WWF reinforcing.
4. The perimeter of the slab turns down to a minimum of 12" below grade and is reinforced with a minimum of 1 continuous [minimum 12" tied laps] #4 steel reinforcing bar.
5. A minimum of 4 inches of screened and washed gravel or crushed stone under entire slab. The grade surrounding the building shall fall a minimum of 6" within the first 10'.

R1005.1 Listing and clearances. Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's installation instruction. Where, upon inspection, listing specifications are not present or visible, combustible materials within 18 inches of the chimney shall be protected with 5/8" Type X gypsum board or equivalent.

Chapter 11 Energy Efficiency is deleted and replaced as follows:

Chapter 11 Energy Efficiency Section 1101 General.

1101.1 Scope. The provisions of the Illinois Efficient Buildings Act adopts the International Energy Conservation Code with State of Illinois amendments.

N1101.2 (R101.3) Compliance. Compliance shall be demonstrated by meeting the requirements of the International Energy Conservation Code as mandated by the State of Illinois.

M1201.2 Application. In addition to the general administration requirements of Chapter 1, the administrative provisions of this chapter shall also apply, to the mechanical requirements of Chapters 12 through 24 and the Authority Having Jurisdiction (AHJ).

M1201.3 Licenses and permits. Mechanical licenses and permits shall be obtained in accordance with Chapter 1 and the 2015 International Mechanical Code as amended.

Exception:

1. Jurisdiction with no mechanical licensing requirements.

M1203.1 Heating required. Heat/supply air is required in all rooms (including bathrooms).

Exception:

1. Unoccupied storage or other unoccupied spaces.

Section M1401.6 is added as follows:

M1401.6 Furnace repair. The use of furnace cement or welding for the repair of a furnace heat exchanger is prohibited.

Section M1408 Vented floor furnaces is deleted.

Section M1602.2 #4 is amended as follows:

#4 Return air shall be taken from all spaces including rooms within manufactured or modular homes.

(Exceptions remain)

G2413.1.1 Welded connections required. All gas lines two and one half inches (2 1/2") inside diameter size or larger shall be of welded construction between the consumer's connection to the gas meter and the shut-off valve located immediately adjacent to any gas burning unit. All gas fuel lines carrying gas at one (1) P.S.I.G. or greater, shall be of welded construction between the consumer's connection to the gas meter and the shut-off valve located immediately adjacent to any gas burning unit.

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches below grade. Piping systems and electrical wiring shall be separated a minimum of 12 inches horizontal when sharing the same trench. Burial depth may be less than 12 inches as provided for in Section 404.12.1.

Section G2445 (621) Unvented room heaters is deleted.

P2501.1 Scope. The provisions of this chapter and the then in effect Illinois Plumbing Code including local amendments shall govern the installation of plumbing. All work shall be performed by State of Illinois licensed plumbers in accordance with the Plumbing Licensing Act.

Section P2503. Inspection and Tests. Where ever the term "the building official" appears in this section it is held to mean "the plumbing inspector".

Section P2503.8.2 Testing. Reduced pressure principle back flow preventers, double check valve assemblies, double-detector check valve assemblies and pressure vacuum breaker assemblies shall be tested at the time of installation, immediately after repairs or relocation and at least annually in accordance with Illinois Law.

Section P2503.9 Test Gauges, as contained in the International Residential Code, is deleted in its entirety.

Section P2603.5 Freezing. In localities having a winter design temperature of 32° Fahrenheit (0° centigrade) or lower as shown in Table R301.2 (1) of this code, a water, soil or waste pipe shall not be installed outside of the building, in exterior walls, in attics or crawl spaces, or in any other place subject to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed no less than 48" (1200 millimeters) deep.

Section P2603.5.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 36" (800 millimeters) below finished grade at the point of septic tank connection. Building sewer shall be a minimum of 42" (1050 millimeters) below grade.

Section P2604.2 Common Trench. See section 890.1150 of the Illinois State Plumbing Code.

Section P2605.1 General. Item 4; Piping shall be supported at distances not to exceed those indicated in Section 890.910, 890.920 and 890.930 of the Illinois State Plumbing Code.

Section P2609.2 Installation of Materials. All materials used shall be used in strict accordance with the standards in which the materials are accepted and approved. In the absence of such installation procedures, the manufacturer's installation instructions shall be followed. Where the requirements of referenced standards or manufacturer's installation instructions do not conform to the minimum provisions of this code, the provisions of the Illinois State Plumbing Code then in effect shall apply.

Section P2609.3 Plastic Pipe Fittings and Components, as contained in the International Residential Code, is hereby deleted in its entirety.

Section P2609.4 Third Party Testing and Certification as contained in the International Residential Code, is hereby deleted in its entirety.

Section P2609.5 Water Supply Systems, as contained in the International Residential Code, is hereby deleted in its entirety.

Wherever the term "ICC Electrical Code" is used in the International Residential Code, it shall be held to mean "National Electric Code — NFPA 70.

Chapter 44. Referenced Standards.

*ICC; delete "IPC-15 International Plumbing Code". Replace with "Illinois Plumbing Code as may be amended from time to time."

*ICC; delete "IPSDC-15, International Private Sewage Disposal Code". Replace with "Illinois Plumbing Code as may be amended from time to time."

Sec. 18-30. Conflicting provisions.

If any portion of the International Building Code/2015, or the International Residential Code/2015, is in conflict with existing city ordinances not expressly repealed by this article or any other ordinance, the city ordinances shall apply.”

SECTION 2. The provisions and sections of this ordinance shall be deemed to be separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4. The City Clerk is hereby directed to publish this ordinance in pamphlet form.

SECTION 5. This ordinance shall be in full force and effect on and after the 7th day of May, 2018, following its passage, approval, and publication as required by law.

Passed by the Mayor and the City Council of the City of Sterling on the 7th day of May, 2018.

Charles W. "Sty" Lee
Mayor

Maie Romboets
ATTEST: City Clerk