



City of Prospect Heights

**Code
Amendment
Manual
2006**

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Effective 1-1-07

City of Prospect Heights Code Amendment Manual 2006

Table of Contents

1	List of Adopted Codes
2	Amendments to the ICC International Building Code 2003 edition
3	Amendments to the ICC International Residential Code 2003 edition
4	Amendments to the State of Illinois Plumbing Code 2004 edition
5	Amendments to the ICC International Mechanical Code 2003 edition
6	Amendments to the NFPA National Electrical Code 2002 edition
7	Amendments to the ICC International Property Maintenance Code 2003 edition
8	Amendments to the ICC International Fuel Gas Code 2003 edition
9	Amendments to the ICC Energy Conservation Code 2003 edition
10	Amendments to the ICC/ANSI A117.1-2003 American National Standard Accessible and Usable Buildings and Facilities
11	Amendments to the ICC International Fire Code 2003 edition
12	City of Prospect Heights Automatic Fire Suppression System Requirements

List of Adopted Codes

The following is a list of codes and ordinances adopted (some with amendments) by the City of Prospect Heights

- 1 The City of Prospect Heights Zoning Ordinance (Revised 8-1-03)
- 2 ICC International **Building** Code 2003 edition with amendments
- 3 ICC International **Residential** Code 2003 edition with amendments
- 4 State of Illinois **Plumbing** Code 2004 edition with amendments
- 5 ICC International **Mechanical** Code 2003 edition with amendments
- 6 NFPA National **Electrical** Code 2002 edition with amendments
- 7 ICC International **Property Maintenance** Code 2003 edition with amendments
- 8 ICC International **Fuel Gas** Code 2003 edition with amendments
- 9 ICC International **Energy Conservation** Code 2003 edition with amendments and 2004 supplement.
- 10 ICC International **Fire Code** 2003 edition with amendments.

ICC CODES may be purchased from:

1. ICC, International Code Council
4051 West Flossmoor Road
Country Club Hills, Illinois,
60478-5795 (708) 799-2300

or visit www.ecodes.biz for Online Subscription Service

2. **NFPA CODES may be purchases from:**

National Fire Protection Association
(NFPA) Fulfillment Center
11 Tracy Drive
Avon, Massachusetts,
02322 1-800-344-3555

or visit www.nfpacatalog.org to order data

3. The web site address for the
ILLINOIS ACCESSIBILITY CODE BOOK is:

www.cdb.state.il.us.

4. **The CITY OF PROSPECT HEIGHTS ZONING ORDINANCE may be purchased from:** The City of Prospect Heights or view the web site address:

www.prospect-heights.il.us

5. **The ILLINOIS STATE PLUMBING CODE may be purchased by contacting:**

Illinois Department of Public
Health Attn: Plumbing
Program 828 South Second,
Ground Floor Springfield,
Illinois, 62704 (217) 524-0799

or you may view the code by visiting:
<http://www.ilga.gov/commission/jcar/admincode/077/07700890sections.html>

City of Prospect Heights

AMENDMENTS

To the

ICC International Building Code 2003 edition

TABLE OF CONTENTS

GENERAL AMENDMENTS

1. Amendments Supercede ALL.
2. Conflicts
3. Permit: Required, Duration, Exempt
Permit Drawings – Architects Seal
4. Penalties
5. All buildings shall be non-combustible

6. Fire Alarm System Required
7. Fire Sprinkler System Required
8. Generator Required
9. Other Fire Protection Requirements
10. Area of Rescue Assistance Required

11. Two-Way Communication Required
12. Concrete Footings and Foundation Walls
13. Exterior Walls
14. Gypsum Wall Board
15. Partitions and Framing

16. Elevator and Stair Shafts – 2 hour rating
17. Mechanical Shafts and Ducts
18. Stairs
19. Fireplaces
20. Structural Tests and Special Inspections

- 21. Special Construction, Type IA, Amended, for Apartments, Condominiums and**
22. Low Voltage Wiring
23. Corridor vs. Hallways
24. Tenant Separation Walls – Office and Mercantile
25. Fire Barrier Wall @ Office/Warehouse

Table of Contents (continued)

- 26. Ceilings – Suspended acoustical and gypsum board
- 27. Tables – No reduction
- 28. Standing Seam Metal Roofs and Mansards
- 29. Interior Wood Paneling
- 30. Foam Plastic

SPECIFIC AMENDMENTS TO THE SECTIONS OF THE IBC 2003

- 31. Section 101.1 General
- 32. Section 101.2.1 Appendices
- 33. Section 105.2 Work exempt from permit
- 34. Section 114.3 Unlawful continuance
- 35. Section 302.3.1 Non-separated uses

- 36. Section 501.2 Premises Identification
- 37. Section 708.1 Fire Partitions - General
- 38. Section 1007.1 Accessible Means of Egress
- 38a. Section 1008.1.2 Door Swing and Panic Hardware

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

- 39. Section 3001 Elevators and Conveying Systems Referenced Standards
- 40. Section 2007 Existing Elevators (a new section added)

- 41. Section 3008 Maintenance and Accidents (a new section added)
- 42. Section 3009 Certificate of Compliance (a new section added)
- 43. Section 3010 Construction Documents and Permits (a new section added)
- 44. Section 3011 Tests and Inspections (a new section added)
- 45. Section 3012 Miscellaneous and Conveyors (a new section added)

- 46. Section 3102 Membrane Structures
- 47. Section 3109 Swimming Pool Enclosures and Safety Devices
- 48. Section 3401 Existing Structures**
- 49. Section 3403.1 **Existing Buildings**, Addition, Alterations or Repairs
- 49a. Remodeling and Additions to Existing Buildings for Accessibility (a New Section added)
- 50. Section 3406 Change of Occupancy

- 51. Section 3410 Compliance Alternatives
- 52. Section 3411 Condominium Ownership
- 53. Part IX Chapter 35, Referenced Standards – Adopted
- 54. Part X – Appendices



City of Prospect Heights

AMENDMENTS To the ICC International Building Code 2003 edition and all other adopted codes.

The International Building Code 2003 edition applies to all buildings except single-family residences, two family dwellings (i.e. duplexes) and townhomes. Those structures are covered in the International Residential Code 2003 edition.

GENERAL AMENDMENTS

1. **The City of Prospect Heights Amendments**

The City of Prospect Heights Amendments, Zoning Ordinance, and Municipal Ordinance shall supercede all sections of all of the adopted model codes

2. **CONFLICTS**

Whenever two codes are in conflict, the more stringent requirement shall govern.

3. **Permit Drawings – Architect Seal**

All drawings submitted for permit shall bear the seal of the Architect's license as well as his signature and the expiration date of his license. Other drawings shall bear the seal and same information of the design professional who prepared them, such as the Structural Engineer, Civil Engineer, Mechanical Engineer, Professional Engineer, etc. All drawings submitted for permit shall bear the seal of the Architects license as well as as applicable. (Every sheet shall bear the seal, signature and expiration date)(3 sets of plans required)

EXCEPTION: An architect's seal (i.e. Design Professional seal) is not required for sheds and other minor accessory structures.

3a. Permit Drawings – Plan Review

When necessary, in the judgment of the Building Official, for complex projects, or projects which have a construction cost of 10 (ten) million dollars or greater, the plans shall be reviewed by qualified Third Party Plan Review Service, at the owners expense.

4. PENALTIES:

If a building is not completed within the allotted time and the permit expires, the applicant shall be required to pay an additional permit fee, equal to one half (50%) of the original permit fee and provide the Building Department with a schedule of completion, such that the project is fully completed within 90 days. If not completed within the 90-day period, an additional fine of \$100.00 per day shall be imposed for each and every day the project is incomplete. Further, legal action may be taken to insure that all fines are paid and the project gets completed.

The penalty for beginning work without paying for and obtaining a permit results in the permit fee being doubled.

5. ALL BUILDINGS: NON-COMBUSTIBLE

All elements of all buildings shall be of non-combustible construction. All buildings shall be Type IA, IB, IIA or IIB. Construction Type I and construction Type II are those types of construction in which the building elements listed in Table 601 are of non-combustible material or as approved by the Building Official.

5a. TENANT FINISH-OUTS AND REMODELING

All tenant finish-outs and remodeling shall be entirely non-combustible construction.

EXCEPTIONS

Special Construction Type 1A Amended

5b. Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care, Child Care and like facilities shall be Type 1A construction, with other amendments (Articulated under **Special Construction, Type 1A, Amended**).

5c. Type IV – Heavy Timber Construction

Type IV, Heavy Timber Construction may be utilized for certain appropriate uses such as a church or natatorium when prior approval by the Building Official is obtained.

6. FIRE ALARM SYSTEM REQUIRED

All buildings shall have a Fire Alarm System, which complies with the N. F. P. A. Fire Alarm Code and meets the following, but not limited to, minimum requirements.

Alarm Requirements

- 6a. All occupancies require a fire alarm system with horns, strobes and pull stations.
(Exception) – one and two family dwellings
- 6b. All fire alarm panels and devices are to be point addressable. **Coded access and resets are not approved.** Provide a keyed access and reset.
(Exception) – zoned fire alarm panels may be permitted subject to Fire Marshal approval.
- 6c. Catalog cut sheets and alarm plans to be submitted for approval with device locations.
- 6d. Smoke detection required for all duct work exceeding 2,000 C.F.M. with remote test site. **NO EXCEPTIONS.**
- 6e. The activation of a duct smoke detector must shut down the unit. Remote test switch installed on wall closest to detector – confirm the location of the switch with authority having jurisdiction prior to installation.
- 6f. All exposed wiring below 8 ft. to be in conduit and must be rated cable (fire alarm rated cable).
- 6g. All wiring in warehouse areas shall be in conduit stubs, at least up to bar joist level.
- 6h. Each flow switch shall have its own address on the fire alarm panel.
- 6i. Manual pull stations shall be located within 5 ft. of an exit and mounted 45 inches above floor level.

- 6j. Final on-site field and full alarm test shall be witnessed by the Fire Marshal or his designee (24 hour notice required), and the alarm installer must be present.
- 6k. Annual fire alarm testing must be performed with documentation sent to the Fire Protection District.
- 6l. All fire alarm systems are to be direct-connect to RED Center via a two-way AES/Keltron Radio. Digital communicators may be used with prior approval from the Fire Marshal.

7. FIRE SPRINKLER SYSTEM REQUIRED

All buildings shall have an approved Automatic Fire Sprinkler System. The system shall be designed and installed per the N. F. P. A. for the “Use and Occupancy Classification” as required by the code. Some general sprinkler requirements are as follows:

SPRINKLER REQUIREMENTS

- 7a. All commercial occupancies as required as part of the City of Prospect Heights requirements for Automatic Fire Suppression Systems shall be sprinklered in accordance with N.F.P.A.13 requirements.
- 7b. All multi-family residential occupancies require sprinklers – N.F.P.A. #13R and City of Prospect Heights amended code.
- 7c. All buildings require sprinklers, standpipes and detection devices. Standpipes are not required for one-story buildings.
- 7d. Hydrostatic test of the system, per N.F.P.A. 13 and N.F.P.A. 24.
- 7e. Do not cover sprinkler work until hydrostatic test has been completed, witnessed and approved by the Fire Marshal.
- 7f. An RPZ is required on all sprinkler systems.
- 7g. An exterior horn-strobe is required for the water flow alarm.
- 7h. The final on-site sprinkler test shall be witnessed by the Fire Marshal or his designee (24 hour notice required) and the sprinkler installer must be present.

- 7i. Annual sprinkler testing must be performed and documentation sent to the Fire District.
- 7j. Provide a hose connection on the standpipe at every level of the building, in the stairway. (2-1/2" diameter National Standard thread.)

8. GENERATOR REQUIRED

Whenever a fire pump is required on the fire sprinkler system, then emergency and standby power is required in the form of a generator.

- a) All buildings, which have a fire pump on the fire sprinkler system, shall provide an on-site generator as the second source of power for the fire pump. The generator shall be the source of the EMERGENCY and STAND-BY power system. It shall provide power to emergency systems such as the fire alarm, emergency lighting, elevator, two-way communication system, fire command station and elsewhere required in the MODEL CODES. (Section 2702.) ref.
- b) A second source of power from the Utility Company (Com Ed) is **NOT** an acceptable alternative to the requirement for an on-site generator for stand-by power.

A second source of power from Com Ed or other utility company shall **NOT** be considered a reliable source of power.

- c) If the generator is located inside a building, it shall be located in a separate room enclosed with a 2-hour fire-resistance rated wall constructed of 8" wide concrete block. (8" C. M. U.)
- d) The generator must be adequate to provide power for all fire protection and safety operations, simultaneously.
- e) The generator shall provide power to at least one elevator and elevator lobby lighting.
- f) The generator shall provide power to lighting in egress corridors, exit stairways, smoke-pooof enclosures, and mechanical equipment rooms, as required by the Adopted Model Codes.
- g) The generator shall provide power to stairway door unlocking systems.

(Exception) - generator not required on 13D sprinkler systems

9. **OTHER FIRE PROTECTION REQUIREMENTS**

Other requirements related to Fire Protection are as follows:

- 9a) Exit/Emergency lighting and extinguisher locations must be provided on all remodeling, plan submittals.
- 9b) **KEY BOX REQUIREMENTS** - Exterior fire department “Key Box” will be required for all new construction, remodeling or occupancy changes. (Reference IFC Section 506.1)
(Exception) – one and two family dwellings.
- 9c) Submit contractor’s plans for the Fire Sprinkler system for review and approval by the Fire District.
- 9d) Submit contractor’s plans and cut sheets for the Fire Alarm system for review and approval by the Fire District
- 9e) Fire extinguishers are required to be installed before the building is occupied. Check with Fire District for types, sizes and locations.
- 9f) **HOOD/DUCT REQUIRMENTS** – All cooking hood and duct protection is to be U. L. 300 approved. All remodeling will require upgrading to current code. (Reference IFC Section 904)
- 9g) Duct detection system shall be tied to the fire alarm system.
- 9h) Submit plans/drawings for hood and duct system for review and approval by the Fire District.
- 9i) 10” exterior bells are not permitted – Use horn/strobe in lieu of the exterior bell.

10. **AREA OF RESCUE ASSISTANCE REQUIRED**

All multi-story buildings shall have Areas of Rescue assistance. Location, construction and size of the Areas of Rescue assistance shall be as prescribed by the Illinois Accessibility Code.

- 10a) The following types of Areas of Rescue assistance shall be provided at each floor of the building except the level of exit discharge:
- i) Horizontal exit(s) into another fire compartment as permitted by the applicable building code.
 - ii) At least one area of rescue assistance within every stairway, at each level. The area of rescue assistance shall be at least 10 square feet of clear floor area on each floor landing of the stairs in addition to that area required for exiting, and shall not reduce the travel width or reduce the swing of the door. This area of rescue assistance shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate at least one wheelchair in positions, which do not obstruct people exiting. All elements and the construction of the stairway within which the area of rescue assistance is located shall meet the fire resistance requirements of the applicable building code, or a minimum of one hour fire resistance rating, and shall have self closing doors.
 - iii) The floor plan showing exit discharge(s) shall indicate the number of environmentally limited persons anticipated to be evacuated in an emergency for the assistance of the owner in preparing an emergency management evacuation plan prior to occupancy of the buildings.
 - iv) Areas of rescue assistance in multi-story public facilities and multi-story housing units with supervised automatic sprinkler system, if stairs are provided leading to grade that are part of a code-required entrance, **an accessible exterior platform at the level of exit discharge shall be provided.** The platform shall provide an area of at least 10 square feet, in addition to that area required for exiting, that does not reduce the required travel width and is not reduced by the swing of the door. This space shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate one wheelchair.
- 10b) All Areas of Rescue assistance shall have two-way communication, which is direct-connect to RED Center.

11. TWO-WAY COMMUNICATION REQUIRED

Two-way communication shall be provided in all multi-story buildings. Two-way communication shall be provided in all elevators and at all areas of rescue assistance.

11 a) Two-Way Communication

A method of two-way communication, with both visible and audible signals, shall be provided between each area of rescue assistance and the primary entry. The fire department or appropriate local authority may approve a location other than the primary entry.

11b) Identification

Each Area of Rescue Assistance shall be identified by a sign, which states "AREA OF RESCUE ASSISTANCE" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at an inaccessible exit and where otherwise necessary to indicate clearly the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

11c) Plan

The floor plan showing exit discharges(s) shall indicate the number of environmentally limited persons anticipated to be evacuated in an emergency for the assistance of the owner in preparing an emergency management evacuation plan prior to occupancy of the building.

12. CONCRETE FOOTINGS AND FOUNDATION WALLS

All footings and foundation walls shall be solid, **CAST IN PLACE CONCRETE**.

12a) The concrete shall be a 6 bag mix or an engineered design mix which shall have a specified compressive strength (f'c) of not less than 3,000 pounds per square inch (psi) at 28 days.

12b) The use of **CALCIUM CHLORIDE** as an admixture is not permitted on site.

12c) The **MINIMUM DEPTH** for all footings shall be 3' 6", measured from finished grade to the bottom of the footing.

12d) The minimum **THICKNESS** for all footings shall be 12 inches minimum or as approved by the Building Official.

12e) **EXTENSION** – All footings shall extend a minimum of 6" each side of the foundation wall it is supporting.

Example: a 1' 0" wide foundation wall shall be supported by a 2' 0" wide footing.

12f) **FOAM PLASTIC FORMS** used for pouring a foundation wall or exterior wall into a concrete grid pattern, and then left in place, are not permitted.

- 12g) **REINFORCEMENT** – All foundation walls shall have steel reinforcing bars, a minimum of 2 - #5 Bars, Top and Bottom, running continuous.

13. EXTERIOR WALLS

EXTERIOR WALLS – All buildings shall be constructed of approved masonry materials or approved pre-cast concrete panels. “Approved Masonry Materials” shall mean: face brick, natural stone, pre-cast concrete, split face block or equivalent masonry construction. Regular concrete block (C.M.U.) which is painted or stained is not an approved masonry material.

- 13a) **EXTERIOR WALLS FOR TYPE IA AMENDED CONSTRUCTION**
Apartment buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care and like facilities shall be constructed of solid masonry walls, which have a minimum thickness of 12” in width. Typically, the minimum wall would be comprised of a 4” wide face brick with an 8” C. M. U. back up. A 4” or 6” width of masonry veneer with a metal stud wall back up, for an exterior wall is not permitted for Type IA amended construction. Any and all metal stud wall systems are **not permitted** for the exterior walls of Type 1A amended construction.
- 13b) **EXTERIOR WALLS FOR FUTURE EXPANSION**
Walls specifically designed for building expansion in one direction within five (5) years of initial construction may be of a lighter material, consistent with industry standards and the character of the area.
- 13c) **EXTERIOR WALLS @ SIDE AND REAR ELEVATION**
The exterior walls at the side(s) and rear elevation of all buildings shall be constructed of approved masonry materials and shall compliment the Architectural Design of the Front Façade of the building. The side and rear elevations shall also be aesthetically pleasing, so as to not negatively impact the adjacent neighborhood.
- In commercial and industrial districts where a residential neighborhood is not affected, the side and rear elevation of a building may utilize, split face block, or any combination of approved masonry materials.
- 13d) **EXTERIOR INSULATION FINISH SYSTEMS (EIFS)**
When approved in advance by the Building Official, EIFS may be used for the spandrels of one-story strip shopping centers, or for minor accent areas in other buildings.

13d)-1 **EXTERIOR INSULATION FINISH SYSTEMS (EIFS)**

All exterior Insulation Finish Systems (EIFS) shall be a completely drainable type system utilizing one or more of the following, as specified by the manufacturer's installation instructions:

- A continuous mesh
- A "Wrinkle Wrap" type of building wrap
- Vertical groove drains in the insulation board
- Other method as prescribed by the manufacturer's installation Instructions

13d)-2 The insulation shall be mechanically fastened.

13d)-3 The contractor performing the work must be a certified installer of the EIFS product that he is installing

13d)-4 The Certified EIFS contractor shall provide a warranty for the labor and materials, identifying that the installation was performed in accordance with manufacturer's installation instructions as well as the provisions of this code. Any and all violations of this code or discrepancies with the manufacturer's installation instructions shall be corrected at the expense of the EIFS contractor, and General Contractor who has control over the project.

13d)-5 The City of Prospect Heights Building Department does not recommend EIFS and assumes no responsibility for its use and/or application to any building.

13d)-6 A Certified Independent EIFS inspector may be employed at the direction of the Building Official at the owner's expense.

14. GYPSUM WALL BOARD

The minimum thickness of all gypsum wallboard to be used in all locations, of all buildings, is 5/8" G. W. B. (Type X).

15. PARTITIONS AND FRAMING

The minimum requirement for all partitions, in all buildings is one layer of 5/8" G. W. B. (Type X), each side of 3-5/8" metal studs @ 16" O. C. All framing shall be 16" O. C. All metal studs shall be securely fastened, with a screw located on each flange, both sides, at the top track and at the bottom track.

16. ELEVATOR AND STAIR SHAFTS: 2 HOUR

In all buildings, all walls of all elevator and stair shafts (smoke proof enclosures) shall be two (2) hour masonry construction. The shaft shall be comprised of 8" concrete block walls, constructed with 8" wide concrete masonry units, having a 2 hour fire resistance rating, minimum.

17. MECHANICAL SHAFTS AND DUCTS

In all buildings, all walls of shafts for mechanical, electrical and other building utilities shall be 2 hour masonry construction. The shafts shall be comprised of 8” concrete block walls, constructed of 8” wide concrete masonry units, having a two (2) hour fire resistance rating.

- 17a) **SMALL SINGLE SHAFTS** for mechanical, electrical and other building utilities, which have a cross-sectional area of four (4) square feet or less may utilize 2 hour, gypsum, “SHAFTWALL” construction.
- 17b) **SHAFTS FOR TRASH CHUTES** must be constructed of two (2) hour masonry construction (8” concrete block walls).
- 17c) **DRYER VENTS** - All dryer vents shall be metal or metal flex.
- 17d) **DUCT CONSTRUCTION AND INSTALLATION**
All ducts for the air distribution system shall comply with Section 603 of the International Mechanical Code.

EXCEPTIONS:

- The use of gypsum boards to form airshafts (ducts) is not permitted.
- Stud cavity joist space plenums are not permitted (Reference Section 602.3)
- All dryer vents shall be metal ducts or metal flex. Non-metallic ducts are not permitted for dryer vents.

18. STAIRS

All stairs in all buildings shall be constructed of solid cast-in place concrete or **concrete filled metal pan stair treads** with metal risers. A “pattern metal plate” or any type of metal plate used for stair treads is not permitted.

- 18a) The minimum width of all stairs in all buildings shall be **48” wide**.
- 18b) For Industrial and Manufacturing USES, a non-slip metal grate may be used for treads on stairs and ships ladders that lead to mezzanines utilized for utilitarian purposes or to access metal grate catwalks.

19. FIREPLACES

MASONRY FIREPLACES

All wood burning fireplaces shall be constructed of masonry per section 2111 of the IBC and in compliance with the New York Masonry Associations guidelines and details. The hearth extension shall always be 20” inches minimum.

- 19a) **“DIRECT VENT” Fireplace Units** which burns gas only, and have a fixed glass plate in front of the firebox, which cannot be opened, are permitted.
- i) If a chimney is created for the direct vent on the outside of the building, it must be brick or stone veneer. Wood siding or non-masonry materials are not permitted to enclose the chimney created on the outside wall.
 - ii) The direct vent unit may terminate at the outside wall with a collar, per manufacturers installation instructions.
 - iii) If direct vent is run vertically in the interior of the building, it may terminate through the roof, as an exposed vent. If the vent through the roof has a chimney enclosure around it, the enclosure must be clad to look like brick or stone. (Wood siding shall not be permitted to create a chimney).
- 19b) **“Ventless”** fireplace units which burn gas and have no vent to the outside, are not permitted in bedrooms, basements and attics. They must be operated with a door or window open, per manufacturers instructions. This product is not recommended by the City of Prospect Heights Building Department or the Prospect Heights Fire District.

20. **STRUCTURAL TESTS AND SPECIAL INSPECTIONS**

For all buildings, the owner and/or his agent shall insure that all “Structural Tests and Special Inspections” are performed and recorded as required in Chapter 17 of the IBC.

- 20a) The owner and/or his agent, at his expense shall employ experienced personnel educated in conducting, supervising and evaluating tests, inspections and reports pertaining to all the requirements of Chapter 17 of the IBC.

21. **SPECIAL CONSTRUCTION TYPE IA, AMENDED**

Special Construction Type IA, amended shall be a category of construction which applies to all Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care Facilities and other like facilities in which people sleep or are boarding.

All buildings in this category shall comply with the previously listed amendments 1 through 20 as well as the following:

21a) **FIRE BARRIER WALLS** – (2 hour)

All walls which separate and compartmentalize dwelling units, including corridor walls shall be “Fire Barrier” walls constructed of 8” wide concrete masonry units. The 8” C.M.U. fire barrier wall shall have a fire resistance rating of 2 (two) hours, minimum. Public corridors shall be 5’-1” wide, minimum.

21b) **CEILING/FLOOR CONSTRUCTION** – (2 hour)

HORIZONTAL FIRE BARRIER – (2 hour)

The separation between dwelling units, the ceiling/floor assembly shall be pre-cast concrete planks or poured into place concrete, and shall have a minimum fire resistance rating of 2 hours. This must be increased when the code requires a higher fire resistance rating. No other ceiling/floor assembly shall be permitted. (Bar joists are not permitted.)

If a poured in place **CONCRETE COMPOSITE FLOOR/CEILING ASSEMBLY** is utilized, and the metal deck is required for the structural strength of the assembly, then the metal deck as well as the steel beams and columns shall be protected with a minimum 2 (two) hour cementitious spray-on fireproofing, or higher fire resistance hourly rating as specified by the model code.

21c) **ALL STEEL BEAMS AND COLUMNS** shall be protected with a minimum 2 (two) hour fire resistance rating, or higher fire resistance hourly rating as specified by the model code.

21d) **CEILING/ROOF CONSTRUCTION** – (2 hour)

The ceiling/roof assembly shall be pre-cast concrete planks, or poured into place concrete, and shall have a minimum fire resistance rating of (two) 2 hours. Open web steel bar joists and other assemblies are not permitted for the roof construction, for this category of buildings.

21e) **DOORS AND FRAMES**

All doors to each dwelling unit shall be 1-1/2 hour fire rated B-LABEL Doors, in B-LABEL welded frames, with B-LABEL hinges and shall have hydraulic door closers. (Spring hinges are not acceptable closers and are not permitted.) All other doors which are located in a 2 (two) hour fire rated wall shall be 1-1/2 hour fire rated B-LABEL doors, with B-LABEL welded frames, B-LABEL hinges and a hydraulic closers. (Typical)

- 21f) **FIRESTOPPING – PENETRATIONS (ref. Section 712)**
All penetrations of all Fire Barriers, shafts and other fire rated assemblies, shall be properly fire-stopped in accordance with ASTM E814. All PVC pipes, which penetrate a fire barrier shall have an “intumescent fire-stop sealant” with a metal ring – on both sides of the penetration.
A professional Fire-stop contractor shall be employed by the owner or his agent to provide shop drawings of all types of penetrations, and submit to the Building Department for review. The Fire-stop contractor shall be employed by the owner and responsible to install all fire-stopping for all the trades throughout the entire building. It is the responsibility of the owner, general contractor and Fire-stop contractor to call the Building Department to inspect all fire-stopping prior to covering the work. Failure to have the fire-stopping inspected shall require the general contractor to uncover the work at his own expense, even if the fire-stopping is properly in place. (Fire-stopping amendment applies to **ALL** buildings).
- 21g) **FLOOR TO CEILING HEIGHT**
The clear height from finished floor to the underside of the pre-cast concrete deck above shall be 8'-8" MINIMUM. The clear height from finished floor to the underside of a composite concrete deck above shall be 9'-0" MINIMUM.
- 21h) **PANIC HARDWARE**
Panic hardware is required at all exit Discharge Doors. (all buildings, ref. 1008.1.9)
- 21i) **ELEVATOR PHONES**
Phones in elevators shall be direct-connect to Red Center.
- 21j) **MECHANICAL**
All ductwork shall be metal ducts for supply and return. Stud wall cavities shall not be utilized as an air plenum return.
- 21k) **RPZ BACKFLOW PREVENTION DEVICE**
An RPZ backflow prevention device is required to be installed on the main domestic water supply line to the building. Provide a floor drain for the RPZ.

An RPZ is required after the by-pass water meter on the double detector check of the Fire Sprinkler System. (Provide a floor drain for RPZ).

An RPZ is required for an irrigation system. (Provide a floor drain for RPZ).

211) **DEAD END CORRIDOR**

The maximum length of a dead end corridor is 20 feet. No exceptions for this category of building.

22. LOW VOLTAGE WIRING (for ALL BUILDINGS)

Low voltage wiring shall be defined as wires/cables which are used for fire alarms, burglar alarms, telephone, intercoms, security systems, computer cable, CATV, doorbells, thermostats and the like.

22a) All low voltage wiring shall be **“plenum rated”**, cables or wires.

22b) **CONCEALED AREAS**

When concealed, low voltage wiring/cables are not required to be in conduit.

Concealed shall be defined as follows:

- Located within a gypsum board partition
- Located within a floor/ceiling assembly in which the ceiling is gypsum board, suspended acoustical ceiling panel and grid, or similar.
- Located in a tray or runway that is located above the bottom cord of bar joists in a warehouse space

22c) **EXPOSED AREAS**

Low voltage wiring is required to be in EMT Conduit in all exposed areas, in the interior of a building and rigid conduit on the exterior of buildings.

Some examples of exposed areas are as follows:

- Vertically on a wall and not concealed in the wall.
- Horizontal runs which are below the top of the bar joists or ceiling assembly.
- Any location where one can see the wires.

EXCEPTION: Low voltage wires may run exposed at the top of the bar joists providing that the wires are bundled with ties and that proper hangers are installed at regular intervals to prevent sagging, or installed on cable trays.

23. CORRIDOR VS. HALLWAY (for ALL BUILDINGS; except Type 1A amended requires corridors to be 8" C.M.U.)

23a) CORRIDORS

Public corridors in mercantile, office buildings, schools or other uses which typically divide the building, with a tenant or rooms on each side, shall be a minimum of 5'-1" wide and shall have a fire resistance rating of 2(two) hours. (i.e. 2 layers of 5/8" G.W.B. TYPE "X" on each side of metal studs @ 16" O. C.) All corridor doors shall be 1-1/2 hour fire rated "B" LABEL doors, frames and hinges with hydraulic closer. If glass sidelights are used in the corridor wall, the glass shall be 1-1/2" hour fire rated, or a wall washer sprinkler head shall be located at each glass panel.

23b) HALLWAYS

Hallways or corridors within an office or tenant finish-out area shall NOT be required to have a two (2) hour fire rating. The corridors and hallways that are created by office systems furniture, cubicles, glass partitions or gypsum wall board within a tenant space shall not be required to have a fire rating. Except, that all gypsum board partitions shall be constructed of 5/8" gypsum wallboard on each side of metal studs @ 16" O.C., which is non-combustible construction and by definition has a 1 (one) hour fire rating.

24. TENANT SEPARATION WALLS – OFFICE & MERCANTILE

The tenant separation walls in multiple tenant retail or office uses may utilize an approved two (2) hour fire resistance rated gypsum wall assembly. Such walls shall extend from the floor to the underside of the deck above and shall have sound attenuation blankets.

25. FIRE BARRIER WALL @ OFFICE/WAREHOUSE

25a) The fire barrier wall between an office/warehouse, office/manufacturer plant or other mixed uses shall be of 2 (two) hour masonry (8" concrete masonry units) or 2 (two) hour pre-cast concrete construction. Such walls shall extend from the floor to the underside of the roof deck.

25b) In existing office/warehouse type building in which the proper masonry fire barrier wall exists, expansion into the warehouse area to increase office space will require an additional two (2) hour masonry fire barrier wall between the new office space and the warehouse.

25c) **EXCEPTION:** If the additional office space being extended into the existing warehouse is 3,000 square feet or less, then the fire separation wall may be a 2 (two) hour gypsum wall board assembly, 2 layers of 5/8" G.W.B. each side of metal studs @ 16" O. C.

26. CEILINGS

- 26a) All suspended acoustical ceiling panels and grid shall be a Class “A”, 1 (one) hour fire rated product.
- 26b) All gypsum wallboard ceilings shall be 5/8” gypsum wallboard TYPE “X”, minimum.

27. TABLES – no reduction

The fire resistance rating listed in the following Tables, shall not be reduced to a lesser fire resistance rating, even when the building is equipped with an automatic fire sprinkler system. The more stringent requirement shall always apply unless approved by the Building Official and Fire Marshal.

TABLES:

301.1.1	Incidental Use Areas
302.3.2	Required Separation of Occupancies (hours)
705.4	Fire Wall Fire-Resistance Ratings
706.3.7	Fire-Resistance Rating Requirements for the Fire Barrier Assemblies between Fire Areas
715.3.1	Fire Door and Fire Shutter, Fire Protection Ratings
1016.1	Corridor Fire-Resistance Rating Shall be a Minimum of two (2) hours.

See Amendment #23 Corridors vs. Hallways

28. STANDING SEAM METAL ROOFS AND MANSARDS

5/8” or 3/4” Plywood shall be permitted sheathing or back-up for standing seam metal roofs or mansards when used over metal deck on bar joists or used as a sheathing over steel C-Joist framing, or other non-combustible framing.

29. INTERIOR WOOD PANELING

All interior wood paneling shall be applied over 5/8” G.W. B. which is attached to metal studs or fire retardant wood studs @ 16” O. C.

30. FOAM PLASTICS

- 30a) Any type of foam plastic (Styrofoam or like materials) shall not be permitted to be utilized as the floor and/or structural support of auditorium seating, theater seating or a stage.
- 30b) Foam plastic forms, which are a stackable system to create foundation walls, exterior walls or interior walls are not permitted. (*All Building Types*).
- 30c) Prefabricated walls which are comprised of foam plastic with sheathing on each side are not permitted. (*All Building Types*).

- 30d) Prefabricated wall and roof panels which are constructed of foam plastic (Styrofoam or like material) with sheet metal on each side of the panel are not permitted. (*All Building Types*)

SPECIFIC AMENDMENTS TO THE SECTIONS OF THE IBC 2003

31. 101.1 Title

These regulations shall be known as the Building Code of, The City of Prospect Heights, hereinafter referred to as “this code”.

A. SECTION 101.2 SCOPE

EXCEPTIONS:

1. Detached one and two family dwelling or townhouses not more than 2-1/2 stories above grade, and their accessory structures shall comply with the International Residential code as amended and adopted by the City of Prospect Heights.
2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall comply with Chapter 34 of this code, **as amended**.

32. 101.2.1 Appendices

Appendix A and Chapter 35 Referenced Standards shall be adopted. Delete appendices C through J entirely.

33. 105.2 Work Exempt From Permit

All work shall require a permit including all detached accessory structures, fences, retaining walls, sidewalks, driveways, swimming pools, window awnings, signs, radio and television transmitting stations and all construction listed on the City of Prospect Heights fee schedule.

Work exempt from permit shall be any:

- Minor repair or replacement
- Painting, papering, carpeting, tiling, cabinet and other finish work
- Re-roofing of single family residence or townhome
- Emergency repairs – (some emergency repairs may require a permit after the fact)

34. 114.3 Unlawful Continuance

Any person who shall continue to work after having been served a stop work order, shall be liable to a fine of \$100.00 for the first day, \$200.00 for the second day and an additional \$500.00 for the third day and subsequent days @ \$500.00/day for each and everyday, thereafter.

35. 302.3.1 Non-separated Uses

Fire separations are required between uses, such as tenant separation walls, and shall be rated in accordance with Table 302.3.2 with no reduction in hourly rating. (No reduction, even when the building is fully sprinklered.)

36. 501.2 Premises Identification

Letters or numbers shall be a minimum of 6 (six) inches in height and a stroke of minimum 0.5 inch of a contrasting color to the background itself.

37. 708.1 Fire Partitions - General

Walls separating tenant spaces in offices, mercantile, retail or other uses shall be 2 (two) hour fire rated and have the continuity of the fire partition described in Section 708.4

38. 1007.1 Accessible Means of Egress

Accessible means of egress shall comply with this section and the current version of the Illinois Accessibility Code. The Illinois Accessibility Code takes precedent over Section 1007 of the IBC.

38a. 1008.1.2 Door Swing and Panic Hardware

All doors shall swing in the direction of egress travel. Provide panic hardware on egress doors as directed by the Fire District and Building Official.

EXCEPTION: Egress doors may swing into a small tenant space (1,000 s.f. or less) if prior approval is obtained from the Building Official and Fire District.

39. **3001.2 Elevators & Conveying Systems Referenced Standards**
and Revise and modify ASME 2000 A17.1 as follows:

- a) **Section 2.7.3.1** *Access to Machine Rooms and Machinery Spaces*
To be revised to read
General Requirements:
A permanent safe, convenient means of access into the elevator machine room and overhead machinery spaces shall be provided for elevator maintenance personnel only. The elevator machine room shall not be used for a through passage to and from other spaces, roof, electrical maintenance, etc.
- b) **Section 2.8.2.3.1** *Shut off Valves in Sprinkler Branch Lines*
Shut Off Valves with a tamper proof electrical switch back to a fire alarm panel shall be provided for each branch line for machine room and shaft in an accessible location outside these spaces.
- c) **Section 2.10.1** *Guarding of Equipment*
In machine rooms and secondary machinery spaces, the following shall be guarded to protect against accidental contact:
- a. Driving machine sheaves and ropes whose vertical projection upon a horizontal plane extends beyond the base of the machine.
 - b. Sheaves.
 - c. Exposed gears, sprockets, tape or rope sheaves, or drums of selectors, floor controllers, or signal machines guards, and their driving ropes, chains or tapes; and
 - d. Keys, keyways, and screws in projecting shafts.
- Hand-winding wheels and flywheels that are not guarded shall have yellow markings.
- d) **Section 2.14.7.1.3** *Change first sentence to read as follows:*
Passenger and freight elevators shall be provided with a standby emergency lighting power source on each elevator conforming to the following.

- e) **Section 2.7.3.4** 2.7.3.4 (B) All machine room doors to be 1-1/2" hr B label self-closing and locking
- f) **Section 3.7** Change the requirements of Section 3.7.1 to read requirements of Sec 2.7.1.1.1
- g) **Section 3.19.4** Supply line shutoff valve. Sentence to read:
With a permanent handle to be attached to valve for shut off purposes.
- h) **Section 5.3** Private Residence Elevators
5.3.1.1.4.5 Machine Room: Electric Elevators room to be of a:
- Minimum of 1 (one) hour fire resistance
 - Minimum 60" wide by 24" deep
 - Maximum 60" wide by 60" deep
 - Head Room Minimum 84" high
 - Door to be minimum 36" wide by 80" self-closing and locking
 - Main Line Disc Switch to be fused, heavy duty lock side of door
 - Car Light Disconnect Switch to be fused, heavy duty lock side of door
 - Room light switch lock side of door. Minimum illumination 5FTC
 - Room to have a 110V GFI Duplex outlet below light switch
 - Minimum 5 lb ABC Fire Extinguisher in Machine room, lock side of door
- 5.3.1.8.3 **Light in car Add:**
Emergency lighting to be provided as per Section 2.14.7.1.3
- Add new section-Hydraulic Elevator
5.3.2.3.1 Machine Room – Hydraulic
Machine Room to be provided per 5.3.1.1.4.5
- 5.3.1.19 Emergency signal. Add:**
Emergency signaling device to comply with 2.14.7.1.3
- i) **Section 8.10.3.2.2M** Section 8.10.3.2.2M
Hydraulic working pressure shall be checked by running elevator with a full load in the car and the pressure verified as per the Data Plate.

- j) **Section 5.2.1.27** Emergency Operation and Signaling Service
Telephone to a RED Center, emergency light and alarm shall be installed on the elevator.
- k) **Section 5.2.1.27** Phase I & II fire service
Phase I & II fire service with smoke sensor recall shall be provided on elevator. Appropriate key box with keys shall be provided per Fire District. When the machine room or shaft is sprinklered, a shunt trip device controlled by a heat sensor system shall be installed.

40. Section 3007 Existing Elevators
(A NEW SECTION ADDED)

- a) **Section 3007.1** All existing elevators shall comply with ASME 1996 17.3, Safety Code for existing elevators and escalators.

41. Section 3008 Maintenance and Accidents (A NEW SECTION ADDED).

a) **3008.1 Owner Responsibility:** The owner or the owner’s legal agent for the building in which the equipment is located shall be responsible for the care, maintenance and safe operation of all equipment covered by this article after the installation thereof and acceptance by such owner or agent. The owner or agent shall make or cause to be made all periodic tests and inspections, and shall maintain all equipment in a safe operating condition, as required by this article.

b) **3008.2 Contractor Responsibility:** The person installing any device covered by this article shall make all acceptance tests and shall be responsible for the care and safe operation of such equipment during its construction and until temporarily or finally accepted by the Building Official’s designated Elevator Inspector.

c) **3008.3 Maintenance Items:** All operating and electrical parts and accessory equipment or devices subject to this article shall be maintained in a safe operating condition. The maintenance of elevators, dumbwaiters and escalators shall conform to ASME A17.1 listed in Appendix A.

d) **3008.4 Unsafe Conditions:** If, upon inspection, any equipment covered in this article is found to be in an unsafe condition, or not in accordance with the provisions of this code, the code official shall thereupon serve a written notice of such finding upon the building owner or lessee, stating the time when recommended repairs or changes shall be completed. After the service of such notice, it shall be the duty of the owner to proceed within the time

allowed to make such repairs or changes as are necessary to place the equipment in a safe condition. It shall be unlawful to operate such equipment after the date stated in the notice unless such recommended repairs or changes have been made and the equipment has been approved, or unless an extension of time has been secured from the code official in writing. Time duration to be 24 hours, 7 days, 15 days or a maximum 30 days.

- e) **3008.4.1** **Power To Seal Equipment:** In cases of emergency, the Building Official, in addition to any other penalties herein provided, shall have the power to seal out of service any device or equipment covered by this article when, in the opinion of the Building Official, the condition of the device is such that the device is rendered unsafe for operation: or for willful failure to comply with recommendations and orders.

- f) **3008.4.2** **Notice of Sealing Out Of Service:** Before sealing any device out of service, the Building Official, except in case of emergency, shall serve written notice upon the building owner or lessee stating intention to seal the equipment out of service and the reasons therefore.

- g) **3008.4.3** **Unlawful To Remove Seal:** Any device sealed out of service by the Building Official shall be plainly marked with a sign or tag indicating the reason for such sealing. Any tampering with, defacing or removal of the sign, tag or seal without approval shall constitute a violation of this article.

- h) **3008.5** **Accidents Reported and Recorded:** The owner of the building shall immediately notify the Building Official of every accident involving personal injury or damage to apparatus on, about or in connection with any equipment covered by this article, and shall afford the Building Official every facility for investigating such accident. When an accident involves the failure, breakage, damage or destruction of any part of the apparatus or mechanism, it shall be unlawful to use such device until after the examination by the Building Official is made and approval of the equipment for continued use is granted. It shall be the duty of the Building Official to make a prompt examination into the cause of the accident and to enter a full and complete report thereof in the records of the building department. Such records shall be open for public inspection at all reasonable hours.

- i) **3008.6** **Removal Of Damaged Parts:** It shall be unlawful to remove from the premises any part of the damaged construction or operating mechanism of elevators, or other equipment subject to the provisions of this article, until permission to do so has been granted by the Building Official.

42. **3009.0** **Certificate of Compliance (A
NEW SECTION ADDED).**
- a) **3009.1** The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the Building Official.
- b) **3009.2** **Posting Certificates of Compliance:** The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the elevator.
43. **3010.0 ADD** **Construction Documents And Permits**
- a) **3010.1** **Application:** The application for a permit shall be accompanied by construction documents in sufficient detail and indicating the location of the machinery room and equipment to be installed, relocated or altered; and all supporting structural members, including foundations. The construction documents shall indicate all materials to be used and all loads to be supported or conveyed. Documents to be reviewed and approved before permit is issued.
- b) **3010.2** **Permits:** Equipment or devices subject to the provisions of this code shall not be constructed, installed, relocated or altered unless a permit has been received from the code official before the work is commenced. A copy of such permit shall be kept at the construction site at all times while the work is in progress.
44. **3011.0 ADD** **Tests and Inspections**
- a) **3011.1** **General:** All equipment and devices covered by the provisions of this code shall be subjected to acceptance and maintenance tests and periodic inspections as required herein.
- b) **3011.2** **Acceptance tests:** Acceptance tests and inspections shall be required on all new, relocated and altered equipment subject to the provisions of this chapter. Tests and inspections shall be of such a nature as to determine whether the entire installation is designed, constructed and installed in compliance with this code, and shall indicate all parts of the equipment and machinery. In addition, Full Load Tests are to be done on all equipment. All such tests shall be made in compliance with the requirements of Section 3004.5 and in the presence of the Building Official, or by an approved agency for the Building Official and by the person installing such equipment.

- c) **3011.3** **Periodic tests and periodic inspections:** Periodic tests shall be required on all new and existing power elevators, and periodic inspections shall be made of all new and existing equipment subject to the provisions of this chapter.

- d) **3011.3.1** **Periodic tests:** Periodic tests shall be made by the Building Official, or by an approved agency, and shall be made at the expense and responsibility of the owner. Where such tests are not made by the Building Official, the approved agency shall submit a detailed report of the tests to the Building Official on approved forms not more than 30 days after the completion of the tests.

- e) **3011.3.2** **Periodic inspections:** Periodic inspections shall be made by the Building Official or by an approved agency. Where such inspections are not made by the Building Official, the approved agency shall submit a detailed report of the inspection to the Building Official on approved forms not more than 30 days after completion of the inspection.

- f) **3011.3.3** **Frequency of tests and inspections:** Tests and inspections shall be conducted at intervals of not more than those set forth in ASME A17.1 listed in Chapter 35 for elevators, escalators, dumbwaiters and moving walks.

- 45. **3012.0** **MISCELLANEOUS AND CONVEYORS (Add new section)**

 - a) **3012.1** **Miscellaneous hoisting and elevating equipment:** All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the Building Official to ensure safe operation.

 - b) **3012.2** **Conveyors:** Conveyors and related equipment shall be inspected and tested in accordance with ASME B20.1 listed in Chapter 35.

- 46. **3102.0** **Membrane Structures**
 Membrane Structures shall not be permitted.

- 47. **3109.0** **Swimming Pools**

 - a) All swimming pools shall conform to the Illinois Department of Public Health requirements as well as local requirements. The applicant shall submit drawings for approval to that agency as well as the City of Prospect Heights.

 - See IRC for complete swimming pool requirements and local amendments.

48. 3401.0 **Existing Structures** This Section Not Used
49. 3403.1 **Existing Buildings, Additions, Alterations or Repairs**
- a) In addition to the requirements of this section, all upgrades or modifications to the Fire Alarm or Fire Sprinkler System must comply with current listed requirements, for new buildings.
- b) Any new tenant, or new business moving into an existing building shall be required to install an approved fire alarm system that conforms to the requirements for new construction. The new fire alarm system shall be installed before a Certificate of Occupancy and a Business License will be issued, and before the tenant occupies the space.
- 49a. 3403.1a **Remodeling and Additions to Existing Buildings for Accessibility (a New Section added)** Whenever a remodeling or building addition occurs for the sole purpose of improving the accessibility of that building, (i.e. ramps, elevators, handicap accessible toilets, platform lifts, etc.) the existing building shall not be required to install a fire alarm or fire sprinkler system.
If a fire alarm system exists in the said building, the remodeling or addition for accessibility shall not constitute a requirement to upgrade the current fire alarm system.
50. 3406.0 **Change of Occupancy**
Whenever the “USE” or Occupancy Classification changes, or a new tenant occupies an existing space, an approved fire alarm system shall be installed per Fire District requirements, if one is not already in place.
- a) Whenever the new or proposed “USE” or Occupancy is at a “Higher Use”, that is more hazardous, based on life and fire risk, then the new occupancy shall upgrade to current code requirements, the same as for a new building. For example: A “business office use” changes to a restaurant or day care facility. The new “USE” is a more “hazardous use” and therefore a fire sprinkler system, fire alarm system, along with all other code requirements shall be provided, the same as in a new building.

51. 3410

Compliance Alternatives

Delete this section in its entirety.

52. 3411

Condominium Ownership

Add this section.

Buildings, which are planned as having condominium ownership or existing buildings which are converting to condominium ownership shall have the following:

- a) A legally established **Condominium Association**, with Declarations, Rules and Regulations for the operation, maintenance and use of the property. These documents shall be submitted for review by the city's legal staff, and must conform to State of Illinois Statutes for condominiums.
- b) **Demising Walls:** The demising walls, which compartmentalize each unit shall be constructed of 8" C. M. U., creating a 2 (two) hour fire rated barrier wall minimum. Corridor walls shall be constructed of 8" C.M.U., creating a two (2) hour fire rated barrier wall, as well. (Minimum) If the C.M.U. wall is not technically feasible, a two (2) hour fire rated gypsum wall may be used.
- c) **Assigned Parking:** Each unit shall have a designated parking space(s).
- d) **Easements:** Easements and cross-easements shall be established as necessary to perform repair and replacement of various building systems, building elements and for utilities.
- e) **Water Meter:** The association shall be responsible for paying the water bill. The main water meter to the building shall be read for billing purposes. The Association may utilize private sub-meters to calculate the proportionate share of individual units water usage, and then the Association may use that information for its own purposes. The city will **NOT** issue multiple water meters to one building and send out multiple bills.
- f) **Apartment Buildings**
Existing apartment buildings, which are constructed of wood frame floor/ceiling assemblies, or have wood stud wall framing, shall be required to install an approved fire sprinkler and fire alarm system before converting to condominium ownership.

53. Part IX

Referenced Standards – Chapter 35

All of the referenced standards listed in Chapter 35 of the IBC 2003 edition are hereby adopted by the City of Prospect Heights.

54. Part X

Appendices

Appendix A and Appendix B are hereby adopted by the City of Prospect Heights. Delete appendices C through J entirely.

~~~ **END** ~~~