
THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 1920-VC-42

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

BARRETT F. PEDERSEN, Village President
ROBERTA JOHNSON, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

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

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

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

WHEREAS, in accordance with the Illinois Municipal Code, a copy of the International Residential Code, 2015 Edition, has been duly filed in the office of the Village Clerk and made available for public use, inspection and examination for a period of no less than thirty (30) days before the adoption of this Ordinance by the Village.

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

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

Section 2. Chapter 6 (“*Adopted Codes*”) of Title 8 (“*Building Regulations*”) of the Village Code of Franklin Park is hereby amended by deleting Section 8-6-3 (“*Residential Code Adopted*”) in its entirety and adding the following underlined language in its place to read, as follows:

8-6-3. – Residential Code adopted.

The International Residential Code, 2015 edition, and referenced standards and Appendix A, Appendix B, Appendix C, Appendix D, Appendix H, Appendix J, and Appendix K as published by the International Code Council, a copy of which is on file and available for public use, inspection and examination in the office of the Village Clerk, is hereby adopted as the Residential Code of the Village, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided and their accessory structures not more than three (3) stories in height; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of said Residential Code are hereby referred to and made a part hereof, as if fully set out in this Section of the Village Code with the additions, insertions, deletions and changes, if any, prescribed in Section 8-6-4 of the Village Code. The adoption of the International Residential Code shall not be construed as preventing the enforcement of or as repealing the provisions of any ordinance, regulation, standard or code adopted by the Village which is more restrictive than the provisions of this Section. In the event any provision of this Section conflicts with any other ordinance, regulation, standard or code adopted by the Village, the more restrictive shall be applicable.

Section 3. Chapter 6 (“*Adopted Codes*”) of Title 8 (“*Building Regulations*”) of the Village Code of Franklin Park is hereby amended by deleting Section 8-6-4 (“*Revisions to Residential Code*”) in its entirety and adding the following underlined language in its place to read, as follows:

8-6-4. – Revisions to Residential Code.

Section R101.1: Insert “*Village of Franklin Park, Cook County, Illinois*”.

Section R101.2: Amend Exceptions 1 and 2 to Section R101.2 “*Scope*” as follows:

Delete “*Section P2904*” and insert “*NFPA 13D*”.

Section R103.1: Amend Section R103.1 “*Creation of enforcement agency*” as follows:

Delete “*department of building safety*” and insert “*department of inspectional services*”.

Section R105.2: Amend Section R105.2 “*Work exempt from permit*” as follows:

Delete “*Building*” in its entirety and insert “*See Village Code requirements.*”

Section R105.3: Add to Section R105.3 “*Application for permit*” the following:

“8. *Contractor Requirements. See Village Code provisions.*

9. *Bond Requirements. See Village Code provisions.*

10. *Damage to Property. See Village Code provisions.*

11. *Safeguards. See Village Code provisions.*

12. *Site Requirements. See Village Code provisions.*

13. *Spot Survey Requirements. See Village Code provisions.*

14. Adjacent Properties. See Village Code provisions.

15. Street Closing. See Village Code provisions.

16. Work Hours. See Village Code provisions.

17. Wet Saw Requirements. See Village Code provisions.

18. Demolition. See Village Code provisions.

19. Indicate method of protecting the construction site, open excavations and stockpiles of materials from the public, including children (six [6] foot fencing enclosing area of work).

20. Indicate all debris will be disposed of daily and that a suitably sized dumpster shall be on jobsite.

21. Indicate restroom facilities will be on jobsite and accessible to workers.”

Section R106.1: Add to Section R106.1 “Submittal documents” the following:

“All drawings submitted for permit shall bear the seal of the design professional (architect or structural engineer), the expiration date of the Illinois designer's license and dated signature per the requirements of the Illinois Department of Financial and Professional Regulation. All other document pages shall bear the seal and same information of the licensed design professional or engineer who prepared the document. Four (4) sets of every document must be submitted to the Village.”

Section R108.5: Delete Section R108.5 “Refunds” in its entirety.

Section R112: Delete Section R112 “Board of Appeals” in its entirety and substitute the following:

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

manner and time required by law following the final written decision of the building official."

Section R113.4: Delete Section R113.4 "Violation penalties" in its entirety and substitute the following:

"See Violation Penalties Section of Chapter 6 of Title 8 of the Village Code."

Section R114.2: Add to Section R114.2 "Unlawful continuance" the following:

"In addition to any other penalty or remedy provided by law, any person who shall continue to work after having been served a stop work order shall be subject to a fine of \$100.00 for the first day; \$200.00 for the second day; \$500.00 for the third day and \$750.00 for each additional day thereafter. Each day that a violation or failure to comply continues shall be deemed a separate offense."

Table R301.2(1): Insert into Table R301.2(1) "Climatic and Geographic Design Criteria" the following:

Ground Snow Load	25 P.S.F
Speed (mph)	90 mph., 3 second gust – Figure R301.2(4)A 76 mph, fastest mile – Table R301.2.1.3
Topographic effects	No
Special wind region	No
Wind-borne debris zone	No
Seismic Design Category	B
Weathering	Severe
Frost line depth	42" Below Finished Grade (minimum)
Termite	Moderate to Heavy
Winter Design Temp	-4 Degrees Fahrenheit
Ice Barrier Underlayment Required	Yes
Flood Hazards	Contact Engineering
Air Freezing Index	2,000
Mean Annual Temp	50 Degrees Fahrenheit

Section R302.5.1: Amend Section R302.5.1 "Opening protection" as follows:

Delete specification of "1 3/8 inches (35 mm)" and replace with "1 3/4 inches".

Table R302.6: Amend Table R302.6 "Dwelling-garage Separation" as follows:

Delete under "Material" reference to "Not less than 1/2-inch gypsum board or equivalent" and replace with "Not less than 5/8-inch Type X gypsum board or equivalent".

Section R302.11.1: Amend Section R302.11.1 "Fireblocking materials" as follows:

Delete "7. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place."

Section R302.11.1.2: Delete Section R302.11.1.2 "Unfaced fiberglass" in its entirety.

Section R302.11.1.3: Delete Section R302.11.1.3 "Loose-fill insulation material" in its entirety.

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

"R305.1.2 Crawlspace height. All crawlspace height shall have a minimum required clear height of 3 feet (36 inches). Beams, girders, ductwork, mechanical and plumbing components may project into that area as long as there remains 2 feet (24 inches) under those projections."

Section R306.3: Delete Section R306.3 "Sewage disposal" in its entirety and substitute the following:

"R306.3 Sewage disposal. All sanitary plumbing systems and associated fixtures shall be connected to the Village of Franklin Park sanitary sewer system."

Section R313.1.1: Amend Section R313.1.1 “Design and installation” as follows:

Delete “Section P2904 or”.

Section R313.2.1: Amend Section R313.2.1 “Design and installation” as follows:

Delete “Section P2904 or”.

Section R319.1: Delete the first two (2) sentences of Section R319.1 “Address identification” in their entirety and substitute the following sentence:

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

Chapter 3: Add to Chapter 3 “Building Planning” the following new sections:

“Section R327 Demolition Regulations. R327.1 Demolition of structures. The demolition of a structure shall include the complete removal of the structure above grade; the removal of all related structural elements; and the demolition and removal of all in-ground walls, foundation elements, footing elements, concrete flat work, and slabs, including the removal of all basement floor slabs. If the demolition involves the removal of the primary structure located on the property, then any other foundation slabs, detached garages, in-ground swimming pools, concrete chambers, driveways, driveway aprons, private sidewalks, or stairs located on that property shall also be removed as part of the demolition as well as any retaining walls on the property that are abutting property lines, after review and approval by the department of inspectional services. Existing driveway openings shall also be removed and replaced with curb and gutter where applicable in conjunction with the demolition of a primary structure or with the abandonment of a driveway that once served a detached garage.

R327.1.1 Common walls. When a structure involving a common wall is being demolished, the owner of the demolished structure

shall be responsible for bending over all wall anchors at the beam ends of the standing wall and shall brick up all open beam holes and otherwise maintain the safety and usefulness of the wall.

R327.1.2 Backfill requirements. All basements, crawl spaces and excavated areas shall be backfilled with clean fill to correspond with approved final contours of the site. Fill material shall be placed in a manner approved by the building official to provide structural bearing for possible future buildings. Once the backfill has been completed, a top layer of topsoil shall be placed over the site as required by the building official. The site shall be completely seeded or sodded as required by the building official within thirty (30) days of demolition or the issuance of a new building construction permit on the demolition site, whichever occurs first.

R327.1.3 Restoration of parkways and public sidewalks after demolition. Parkway and public sidewalks shall be filled if necessary and fully restored following the demolition to a condition substantially equivalent to that which existed prior to the commencement of the demolition.

R327.1.4 Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the applicable governing authority.”

Section R401:

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

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

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

Section R402.1: Delete Section R402.1 “Wood foundations” in its entirety.

Section R402.1.1: Delete Section R402.1.1 “Fasteners” in its entirety.

Section R402.1.2: Delete Section R402.1.2 “Wood treatment” in its entirety.

Section R402.4: Delete Section R402.4 “Masonry” in its entirety.

Chapter 4: Delete from Chapter 4 “Foundations” all references to “fully grouted masonry”, “crushed stone footings” and “wood foundations”.

Table R403.4: Delete Table R403.4 “Minimum Depth of Crushed Stone Footings(D), (inches)” in its entirety.

Section R404: Add to Section R404 “Foundation and Retaining Walls” the following:

“Masonry foundation walls are not permitted.”

Section R404.1: Add to Section R404.1 “Concrete and masonry foundation walls” the following:

“Masonry foundation walls are not permitted and any reference thereto shall be stricken.”

Section R404.1.2: Delete Section R404.1.2 “Design of masonry foundation walls” in its entirety.

Section R404.1.2.1: Delete Section R404.1.2.1 "Masonry foundation walls" in its entirety.

Section R405.1: Delete "Exception" to Section R405.1 "Concrete or masonry foundations".

Section R405.2.3: Add to Section R405.2.3 "Drainage system" the following:

"1) Window Well Drain and Perimeter Drainage: All window wells shall have adequate drainage installed. A drain pipe of not less than four (4) inches in diameter shall be connected to a tee fitter incorporated with the building foundation footing drain tile system. A perimeter drain with leaders from window wells is required at basement. A four (4) inch diameter perimeter drain tile at footing shall be set on a minimum of two (2) inches of stone and covered with a minimum of six (6) inches of stones. The total height of the stone used shall be a minimum of twelve (12) inches (2" + 4" + 6" = 12"). The top of the tile must be below the top of the footing; 2) Sump Pump Discharge: The sump pump discharge of the perimeter drain tile system shall be connected to the Village storm sewer system or as directed by the department of inspectional services. The discharge of the sump pump shall be storm water and shall not be connected to or discharged into the sanitary sewer; 3) Downspouts: All downspouts and storm water sump pumps shall be discharged in a manner directed by the department of inspectional services. Downspouts and storm water sump pumps may discharge onto the property, if absorbed into soil on the property, if approval is given in advance by the department of inspectional services provided a grading plan is approved by the village engineer. No drainage shall run onto adjacent properties."

Chapter 4: Add to Chapter 4 "Foundations" the following new sections:

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

"Section R410 Existing Masonry Foundation. R410.1 General. When a second floor addition is planned for an existing house that has a masonry foundation or a concrete foundation that is of

questionable structural integrity, the existing foundation must be evaluated by a licensed structural engineer. The structural engineer shall prepare and submit a written report to the department of inspectional services that includes one or more of the following: 1) The existing foundation is capable of supporting the new loads imposed by the addition; or 2) The existing foundation shall be capable of supporting the new loads, if specified reinforcement or improvements are made; or 3) The existing foundation is not capable of supporting the new loads. The structural engineer's report is required to protect the owner from a collapse of the structure."

Section R502.1.2: Add to Section R502.1.2 "Prefabricated wood I-joists" the following:

"Manufactured I-joists may be used only if the entire residence has an automatic fire sprinkler system installed per NFPA 13R: "Installation of Sprinkler Systems for Residential Occupancies," as from time to time supplemented and amended. Exception: Exposed I-joists are required to have one (1) hour fire separation (example: minimum 5/8" drywall)."

Section R503.1: Add to Section R503.1 "Lumber sheathing" the following new subsection:

"R503.1.2 Floor sheathing. All floors shall be a minimum of one (1) layer of 3/4" tongue and groove plywood."

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

"R506.3 Concrete slab for detached garage. A concrete slab for a detached garage shall utilize a full perimeter grade beam twelve (12) inches wide with a depth of ten (10) inches below grade and a minimum of six (6) inches above grade. The garage floor slab shall be four (4) inches thick with wire mesh or fiber mesh concrete poured monolithic with the grade beam. The slab shall be over a four (4) inch compacted crushed gravel base."

Section R506.1: Delete the second and third sentences of Section R506.1 “General” in their entirety and substitute the following sentence:

“Concrete slabs in basements and slab on grade construction shall be a minimum of four (4) inches thick.”

Section R506.2.2: Delete the first sentence of Section R506.2.2 “Base” in its entirety and substitute the following sentence:

“A 4-inch thick (102 mm) compacted base course consisting of clean crushed stone or gravel.”

Delete “Exception” to Section R506.2.2.

Section R602.3: Add to Section R602.3 “Design and construction” the following:

“Stud spacing shall always be 16” O.C. or less than 16” O.C. The minimum panel thickness shall be ½” plywood or ½” O.S.B. for wood structural panel wall sheathing. Particle board wall sheathing shall not be permitted.”

Section R602.3.1: Add to Section R602.3.1 “Stud size, height and spacing” the following:

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

Section R602.3.2: Add to Section R602.3.2 “Top plate” the following:

“A double top plate shall always be required.”

Delete “Exception” to Section R602.3.2 in its entirety.

Section R606.1.1: Delete Section R606.1.1 “Professional registration not required” in its entirety.

Section R703.1: Add to Section R703.1 “General” the following:

“Wall sheathing shall be a minimum ½” plywood or ½” O.S.B. The entire exterior wall envelope shall be completely sheathed with ½” plywood or ½” O.S.B. wall sheathing. Any alternative covering shall meet the criteria of the Code and be approved by the building official.”

Section R703.9: Delete Section R703.9 *“Exterior insulation and finish system (EIFS)/EIFS with drainage”* in its entirety.

Section R703.9.1: Delete Section R703.9.1 *“Exterior insulation and finish systems (EIFS)”* in its entirety.

Section R703.9.2: Delete Section R703.9.2 *“Exterior insulation and finish system (EIFS) with drainage”* in its entirety.

Section R903.4: Add to Section R903.4 *“Roof drainage”* the following:

“All downspouts shall be discharged in a manner directed by the department of inspectional services. Downspouts may discharge onto the property, if absorbed into soil on the property, if approval is given in advance by the department of inspectional services provided a grading plan is approved by the village engineer. No drainage shall run onto adjacent properties.”

Section R905.1.2: Delete the second sentence of Section R905.1.2 *“Ice barriers”* in its entirety and substitute the following sentence:

“The ice barrier shall consist of a self-adhering polymer-modified bitumen sheet in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 36 inches (914 mm) inside the exterior wall line of the building.”

Section M1601.1.1: Delete from Section M1601.1.1 *“Above-ground duct systems”* number 5, number 6 and number 7 requirements in their entirety.

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

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

Insert “See Illinois Plumbing Code, current edition as adopted by the State of Illinois.”

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

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

Insert “See NFPA 70 National Electrical Code, 2014 edition, and referenced standards, tables and Annex A, Annex B, Annex C, Annex D, Annex F and Annex G, as published by the National Fire Protection Association, and as amended in Section 8-6-8 of the Village Code.”

Chapter 44: “Referenced Standards” NFPA 13, 13D and 13R. Delete reference to the 2013 edition and insert “2019 edition”.

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

Appendix B: Appendix B “Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, And Appliances Listed For Use With Type B Vents” is hereby adopted and incorporated herein.

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

Appendix D: Appendix D “Recommended Procedure For Safety Inspection Of An Existing Appliance Installation” is hereby adopted and incorporated herein.

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

Appendix J: Appendix J "*Existing Buildings And Structures*" is hereby adopted and incorporated herein.

Appendix K: Appendix K "*Sound Transmission*" is hereby adopted and incorporated herein.

Section 4. That nothing in this Ordinance or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. This Ordinance, and its parts, are declared to be severable and any section, subsection, sentence, paragraph, clause, provision, or portion of this Ordinance that is declared invalid shall not affect the validity of any other portion of this Ordinance, which shall remain in full force and effect. The Corporate Authorities hereby declare that the passage of this Ordinance would have occurred, irrespective of the fact that any one or more of its sections, subsections, sentences, paragraphs, clauses, provisions, or portion thereof, was at the time of passage invalid or unconstitutional.

Section 6. If any part of this Ordinance is found to be in conflict with any other ordinance, resolution, motion or order or parts thereof, the most restrictive or highest standard shall prevail.

Section 7. This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted herein and hereby shall take full force and be in effect on May 1, 2020, at 12:00 A.M., Central Standard Time, due to the urgent nature of the matter herein in

order to establish uniform standards and regulations throughout the Village and to ensure that the health, safety and welfare of the residents of the Village is duly protected.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this 6th day of April 2020 pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA	X				
HAGERSTROM	X				
JOHNSON	X				
RUHL	X				
SPECIAL	X				
YBARRA	X				
PRESIDENT PEDERSEN					
TOTAL	6				

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this 6th day of April 2020.



BARRETT F. PEDERSEN
VILLAGE PRESIDENT

ATTEST:


ROBERTA JOHNSON
VILLAGE CLERK