

Exhibit A: Proposed Amendments to Chapter 150 of the Lake County, Illinois Code of Ordinances

§ 150.17 2018 ICC INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

(A) *General amendments.*

(1) *ICC Electrical Code.* Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70, National Electrical Code 2017.

(2) *ICC International Energy Conservation Code.* In addition to the requirements of Chapter 11, all work that requires a building permit must also comply with the State of Illinois Energy Conservation Code.

(3) *ICC International Plumbing Code.* Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

(4) *ICC International Property Maintenance Code.* Any and all references to the ICC International Property Maintenance Code are hereby deleted and replaced with the "Lake County Nuisance Ordinance".

(5) *ICC International Private Sewage Disposal Code.* Any and all references to the ICC International Private Sewage Disposal Code are hereby deleted and replaced with the "Lake County Board of Health Ordinance Article V".

(B) *Specific Amendments.*

Page 1	Section R101.1	Insert the words "Lake County Planning, Building & Development" to replace "[NAME OF JURISDICTION]".
Page 1	Section 101.2 Scope	Re-write the section to read as follows: The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses consisting of not more than two dwelling units that are not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height.
Page 2	Section R103	Delete the title "DEPARTMENT OF BUILDING SAFETY" and insert the words "LAKE COUNTY

		PLANNING, BUILDING & DEVELOPMENT DEPARTMENT"
Page 2	Section R103.1	Delete the words "DEPARTMENT OF BUILDING SAFETY" and insert the words "LAKE COUNTY PLANNING, BUILDING & DEVELOPMENT DEPARTMENT".
Page 3	Section R105.2	Amend item 1, delete with no substitution item #2, 3, and 10. Add #11 to read as follows:
		11. Structures determined by the Building Official to be eligible for the Registration Program.
		Item #1 "Playhouses and similar structures, provided the floor area does not exceed 120 square feet"
		Item #2 "Fences not over 7 feet high."
		Item #3 "Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge."
		Item #10 "Decks not exceeding 200 square feet in area, that are not more than 16 inches above grade at any point, are not attached to a dwelling, are not part of a pool barrier, and do not serve the exit door required by section R311.4."
Page 5	Section R105.5	Delete the entire section and insert the following new section:
		R105.5 Permit time limits. All permits shall become void if:
		1. A substantial start of construction is not made within six months from the date of issuance.
		2. Substantial work is not performed during any six-month period.
		3. Permits for one or two-family dwellings and additions and/or alterations that exceed 400 square feet in area are not completed and a certificate of occupancy is not issued within two years from the date of issuance.
		4. Permits for additions and/or alterations 400 square feet or less in area are not completed and a certificate of occupancy is not issued within one year from the date of issuance.
		5. Permits for accessory buildings greater than 400 square feet in area are not completed and a certificate of occupancy is not issued within one year from the date of issuance.
		6. Permits for above ground or in ground swimming pools are not completed and a certificate of occupancy is not issued within a six-month period from the date of issuance.

		7. Permits for demolition are not completed within 90 days after the date of issuance.
		8. Permits for fences, re-siding, re-roofing, decks, electrical up grade, sheds, detached garages, screen porches and any minor alteration to an existing building that does not exceed 400 square feet are not completed and if applicable, a certificate of occupancy is not issued within six months from the date of issuance.
		The building official is authorized, but not obligated, to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.
Page 5	Section 105.7 Placement of Permit	Delete all text and replace with:
		"The building permit card shall be kept on the site of the work in an accessible location and protected from adverse weather until the completion of the project."
Page 6	Section 106.1.4 Information for Construction in Flood Hazard Areas	Delete all text and replace with "Refer to §§ 151.145 through 151.154 of the Lake County Code of Ordinances."
Page 6	Section 106.1.1	Re-write the section to read as follows:
		107.2.1 Information on construction documents.
		Construction documents shall be dimensioned and drawn on suitable material. Minimum scale shall be 1/8 inch per foot. Maximum scale shall be 1/2 inch per foot. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
		Exception: Sections or sketches may be drawn to a larger scale for clarity.
Page 7	Section R109.1.1	Change the title of this section from Foundation Inspection to Footing Inspection and change all references to foundation inspection to footing inspection.
Page 8	Section R110.3	Delete items 7 through 9.

Page 9	Section R112 Board of Appeals	Delete all text and replace with:
		R112.1 Application for Appeal. Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		R112.2 Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		R112.3 Compensation of Members. Compensation of members shall be determined by law.
		R112.4 Notice of Meeting. Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official's decision thereon.
		R112.5 Open Hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		R112.5.1 Procedure. The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		R112.6 Administration. The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
Page 9	Section R114	Add the following section:
		114.1.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or as spelled out in Section 114.2.
Page 16:	Section R202 Definitions	Add the following definitions:
		Electric Vehicle. An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply

		equipment (EVSE), or another source of electric current.
		EV-Capable Space. A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40 ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single dedicated branch circuit is permitted.
		Electric Vehicle Supply Equipment (EVSE). The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
Page 32	Table R301.2(1)	Complete this table as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp
	Speed (mph)	Topographical Effect		Weathering	Frost Line Depth	Termit	
30	115	No	A	Severe	42"	Moderate to Heavy	2

Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
Yes	See Article 8 of the Lake County Unified Development Ordinance	2000	50°F

Page 60	Section R302.5.1	Re-write the section to read as follows:
		R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with 60-minute fire-rated doors, equipped with a self-closing or automatic-closing device.
		Exception: In dwellings protected by a residential automatic fire suppression system, openings from a

		private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.
Page 61	Table R302.6	All references to 1/2 inch gypsum board should be changed to 5/8-inch Type X gypsum board.
		Delete the last line in the table.
		Add the following Exception:
		Exception: One and two family dwellings that are protected by an automatic residential fire sprinkler system shall be allowed to substitute ½ inch gypsum board in place of 5/8 inch Type X gypsum board.
Page 54	Section R305.1	Change the section to read as follows:
		Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7'6".
Page 54	Section R305.1	Add an additional exception numbered 3 to read as follows:
		3. Ceilings in finished basements can have a minimum height less than 7'6" provided that no permanently installed fixtures or finished ceiling will extend below 7 feet.
Page 69	Section R308 GLAZING	Add the following subsection:
		R308.7– Bird-friendly glazing. R308.7.1 Bird-friendly glass definition. Glass or materials that have a Material Threat Factor Rating of ≤ 30 by including materials that meet any of the following conditions: a) any product tested and designated by the American Bird Conservancy (ABC) to have a Material Threat Factor Rating ≤ 30 (staff can provide access to ABC's Products & Solutions Database); b) any product that follows ABC's Prescriptive Rating Criteria (staff can provide access to this); c) glass with exterior surface obstructed and effectively covered by building-integrated structures that do not have gaps larger than 12" in any dimension including non-glass double-skin facades, metal screens, fixed solar shading, and exterior insect or solar screens; or d) continuous-surface materials,

		<u>including spandrel glass and polished or brushed metals, whose exterior surface gloss has a reflectivity of 15 percent or less as specified by the manufacturer.</u>
		<u>COMMENTARY: Bird-friendly materials may be measured by “Threat Factor”, or the degree of risk that a material poses to birds, as defined by the most current version of the American Bird Conservancy’s (ABC) Threat Factor Index (initially established in October 2011), and as indicated by the percent of times in which birds will not avoid collision. ABC defines “bird-friendly” materials as having a Threat Factor ≤ 30.</u>
		<u>R308.7.2 New residential façade requirements. New residential dwellings must be designed and built in accordance with the following, at minimum: At least 80% of all glass on each exterior facade from the ground level to 100 feet, including but not limited to glass surrounding a green roof or landscaped area, shall be bird-friendly glass.</u>
		<u>R308.7.3 New conservation subdivision requirements. Residential dwellings must be designed and built in accordance with the following, at minimum: At least 80% of all glass on each exterior facade from the ground level to 100 feet, including but not limited to glass surrounding a green roof or landscaped area, shall be bird-friendly glass. Accessory structures to new conservation residential dwellings, including but not limited to free-standing glass walls, railings, windscreens, greenhouses, and other similar construction, shall comply with this 80% bird-friendly glass threshold.</u>
Page 71	Section R311.2	Re-write the section as follows:
		R311.2 Egress door. Not less than two egress doors shall be provided for each dwelling unit. The required egress door shall be side-hinged and shall provide a clear width of not less than 36 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

		Exception 1: For dwellings provided with a residential automatic fire suppression system only one egress door will be required.
		Exception 2: A sliding door can serve as a secondary means of egress.
Page 81	Section R322 "Flood Resistant Construction"	Delete this section and replace with the following sentence:
		Refer to §§ 151.145 through 151.154 of the Lake County Code of Ordinances.
Pages 92, 93 and 94	Tables R403.1(1), R403.1(2) and R403.1(3)	Delete the current tables and insert the following table:

Table R403.1 minimum width of concrete, precast or masonry footings (inches)		
Number of stories and type of construction	Thickness of footing (inches)	Projection on each side of foundation wall (inches)
One story (without basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	8	4
One story (with basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	8	4
Over one story (with or without a basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	12	6

		EXCEPTION: At the discretion of the Building Official, Tables R403.1(1), R403.1(2) and R403.1(3) can be used if a soil report and foundation design, both of which are prepared by a design professional registered in the State of Illinois are submitted as an alternate to the above table.
Page 99	Section R403.1.4.1	Change exception 1 to read as follows:
		1. Protection of free-standing accessory structures with an area of 1,000 square feet or less, of light-frame construction and with an eave height of 10 feet or less shall not be required.
Page 130	Section R405.1	Rewrite this section as follows and delete the exception:
		Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose crawl spaces, habitable or usable spaces located below grade. The foundation drain shall consist of drainage tiles or perforated pipe placed on a minimum of 2 inches of washed gravel or crushed rock with a minimum aggregate size of one-half inch in diameter and covered with not less than 12 inches of the same material. Foundation drains must be covered with a filter membrane with a minimum width of 18 inches. Foundation drains must connect to a sump pit located inside the basement or crawl space of the dwelling. The drains must discharge by gravity or mechanical means into an approved drainage system. Foundation drains that do not discharge into an approved storm sewer or drainage swale must terminate a minimum of 20 feet from all property lines.
Page 133	Section R408.6	Rewrite this section as follows:
		Finished grade. The finished grade of under floor surfaces must be located a minimum of 24 inches and a

		maximum of 48 inches below the bottom of the floor framing.
Page 134	Section R408.7	Delete this section with no substitution.
Page 177	Section R602.3.2	Delete the exception.
Page 432	Section R903	Add the following section:
		R903.5 Gutters and downspouts. When a dwelling is provided with a basement or has habitable rooms below grade, gutters and downspouts shall be installed, unless omission is specifically permitted by the Building Official. All exterior doors, not protected with gutters, shall be protected from roof runoff by a continuous gutter and downspouts or an approved type diverter.
Page 459	Section R1101.5 Information on construction documents:	Add the following item:
		9. Electric Vehicle charging details and locations.
Page 479:		Add the following section:
		Section 1101.15 Electric Vehicle Charging. Where parking is provided, new construction shall provide electric vehicle spaces in compliance with Sections N1101.15.1 through N1101.15.2.
		N1101.15.1 New single family and two-family dwelling units. Single family and two-family dwelling units shall provide not less than one EV-Capable space per dwelling unit.
		N1105.15.2 Identification. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage

		<p>of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on site distribution transformers, meet the requirements of this code. A permanent and visible "EV Capable" or " EV Ready" label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV Capable or EV Ready spaces, respectively and at the termination point of each raceway or circuit termination point.</p>
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(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)