

2015 INTERNATIONAL BUILDING CODE

Amendments: Code References

1. Replace all references to the *ICC Electrical Code* with references to the *2014 NEC Code (NFPA 70)*
2. Replace all references to the *International Energy Conservation Code (IECC)* with references to the latest State of Illinois adopted editions of the *Illinois Energy Conservation Code (IECC)*.
3. Replace all references to the *ICC Plumbing Code* with references to the *2014 Illinois Plumbing Code*
4. Energy Conservation Code (Chapter 13), is deleted from the *International Building Code (IBC)*, and substituted as all references to the *Illinois Energy Conservation Code (IECC)*.
5. Plumbing Systems (Chapters 29) is deleted from the *International Building Code* and substitute as all references to the *2014 Illinois Plumbing Code*.
6. Electrical (Chapter 27) is deleted from the *International Building Code* and substituted as all references to the *2014 NEC Code (NFPA 70)*

The following sections of the *2015 International Building Code (IBC)*, are hereby added, amended, revised, and changed as follows:

Chapter 1

Scope and Administration

Section 101 General

(1) Section 101.1 is amended as follows:

[A]101.1 Title. These provisions shall be known as Jersey County for [Name of Jurisdiction] and *the 2015 International Building Code of Jersey County, Illinois*, will herein be referred to as “this code” or IBC.

(2) [A] 101.2 Amend exception to Exception 1 and add exceptions 2 and 3 to read as follows:

[A] 101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, occupancy, location, maintenance, removal and demolition of every building or structure or appurtenances connected or attached to such buildings or structures.

1. **Exception:** Detached one-and two – family dwellings and multiple single-family dwellings not more than three stories above grade plane in height with a separate means of egress and multiple single-family dwellings (townhouses) not more than two stories in height, shall comply with the *International Residential Code*.
2. **Exception:** Bed & Breakfast facilities providing accommodations for 5 guest rooms or less that are also occupied as the single family residence of the proprietor are permitted to comply with the *International Residential Code*.
3. **Exception:** Lodge/cottages with not more than 5 guest rooms are permitted to comply with the *International Residential Code*.

Reasoning: Exception 1. 2015 IBC is allowing townhouses with 3 stories to be built to the Residential Code (IRC). It is recommended the Board consider this to be built to the IBC as this could be converted into a different use and the structure may not meet safety requirements such as sprinkler systems, or handicap accessibility standards and should therefore be built to commercial standards. Also it is recommended to remove the provision for 3 story townhouses to have 3 story accessory buildings.

Added new Exceptions 2 & 3. The county has not addressed these types of structures in the past and it was felt the distinction between the two should be pointed out and allowed to be built accordingly with the IRC.

(3) [A] 101.4.3 Revise this section to read as:

[A] 101.4.3 Plumbing. The provisions of the *2014 Illinois Plumbing Code* shall govern erection, installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, appurtenances, where connected to a water or sewage system, and all aspects of a medical gas system. Where there is a reference to the *International Plumbing Code*, it shall mean the *2014 Illinois Plumbing Code*".

Reasoning: The IBC code is referencing that the *International Plumbing Code* and the *International Private Sewage Disposal Code* shall be the adopted codes of provision. Currently the county has adopted the *IL Plumbing Code* as the designated code and *IL Dept. of Public Health* maintains the private sewage codes.

(4) [A] 101.4.6 Delete in its entirety and add the following:

[A] 101.4.6 Energy. The provisions of the *Illinois Energy Conservation Code* shall apply to all matter governing the design and construction of buildings for energy efficiency. Where there is a reference to the *International Energy Conservation Code*, it shall mean "*the Illinois Energy Conservation Code*".

Reasoning: Once again the IBC is referencing the International code whereby the State of Illinois has passed the 2015 *Illinois Energy Conservation Code* as statute.

PART 2 – ADMINISTRATION AND ENFORCEMENT

Section 103 – Department of Building Safety

(5)[A] 103.1 Amended to read as follows:

[A] 103.1 Creation of enforcement agency. The office of the Jersey County Code Administrator is hereby created and the official in charge and in thereof shall be known as the County Code Administrator.

Reasoning: Clarification of official title of overseer directed to enforce the provisions of the codes.

(6) [A] 103.2 Amended to read as follows:

[A] 103.2 Appointment. The Jersey County Code Administrator shall be appointed by the Jersey County Board.

Reasoning: Specification of the jurisdiction whose authority it is to appoint the code official.

Section 105 – Permits

(7)[A] 105.1. Amended to read as follows:

[A] 105.1 Required. Any owner, authorized agent or contractor who desires to construct, enlarge, alter, ~~repair, move, remove, convert, or demolish or change the occupancy,~~ a building or structure, or to erect, install, enlarge, alter, ~~repair, remove, convert or replace any electrical, gas, mechanical or plumbing system,~~ or to erect or construct a sign of any description, to erect certain towers, shall first make application to the County Code Administrator and obtain any required permit.

Reasoning: This section also included permits required for plumbing, mechanical, electrical, gas system replacements. The county board has not adopted this permitting process. In addition, the section did not include permits for towers that have been adopted by the board.

(8) [A]105.1.1 Annual Permits. ~~Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure on the premises owned or operated by the applicant for the permit.~~ **Delete in its entirety**
Reasoning: The IBC code allowed for authorization to issue an annual permit for mechanical, electrical, gas, plumbing. We do not permit for these provisions, nor does the office issue annual permits.

(9) [A] 105.2 Amended to read as follows:

[A] 105.2. Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
2. Fences
3. Retaining walls
4. Water tanks
5. Sidewalks and driveways
6. Pools
7. Siding, window awnings
8. Interior redecorating
9. Roof repairs

(10) [A] 105.2.1 through [A] 105.2.3 delete entirely.

Reasoning: 105.2 listed a long list of structures that do not pertain to unincorporated Jersey County; therefore the list was shortened to reflect the most asked questions by the public regarding permits. Exempted permits were also listed under Electrical, Mechanical, Gas and Plumbing for which the county has never required permits.

(11)[A] 105.3.2 Amended to read as follows:

[A] 105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the Jersey County Code Administrator is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. If a second 90 day extension is granted a fee of one half the original cost of the permit shall be paid before work shall commence. The extension shall be requested in writing and justifiable cause demonstrated.

Reasoning: Although this is not prevalent in the commercial side, it has become a constant issue with the residential construction. This was amended to be consistent with all the permits.

(12) [A]105.4 Amended to read as follows:

[A]105.4 Validity and expiration of permit. A permit issued shall not be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the County Code Administrator from thereafter requiring a correction of errors in plans or in construction or of violations of this code. Every permit issue shall become invalid unless the work authorized by such permit is commenced within 180 days after issuance. One or more extensions of time for additional periods not

exceeding 90 days each may be allowed with additional fees as established in R.105.32 and R108.2. All extensions shall be requested in writing and justifiable cause demonstrated.

Reasoning: Cleaning up the language to coincide with 105.3.2 time limitation of application.

(13) [A] 105.5 Expiration. Delete in its entirety.

Reasoning: This section was incorporated in section 105.4 **Validity and expiration of permit**. Therefore, it is redundant.

Section 107 – Submittal Documents

(14) [A] 107.1 Amended to read as follows with exception remaining:

[A] 107.1 General. Submittal documents consisting of construction documents, energy efficiency documents required by the *2014 Illinois Energy Efficiency Conservation Code*, any other documentation required by the County Code Administrator shall be submitted in a legible form with signature and seal of a State of Illinois licensed design professional. Truss design drawings shall be submitted and drawn by a certified professional engineer. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Reasoning: Clarification of which code to follow

Section 109 – Fees

(15) Delete in its entirety and replace with new sections to read as follows:

[A] 109.1 Fees. For work requiring a permit, a fee for each permit shall be paid as required in accordance with the Permit Fee Schedule as established by the Jersey County Board. A permit shall not be valid until the fees prescribed have been paid. Nor shall an amendment to a permit be released until the additional fee has been paid. Permit fees are non-refundable.

Reasoning: Referencing there is an established Permit Fee Schedule on file and approved by the jurisdiction having authority.

(16)[A] 109.2 Building permit valuations. The determination of valuation for the purpose of establishing permit fees for new construction, additions or alterations to existing buildings shall be determined by the Commercial Permit Valuation Work Sheet as established by the Jersey County Board.

Reasoning: Referencing how the value of the construction projects permit fee is established and on file with approval by the jurisdiction having authority.

(17)[A] 109.3 Determination of value of project. Determination of valuation to be used in computing the fee shall be the total value of all construction work, for which the permit is issued, as well as all finish work, painting, roofing, site grading, paving, landscaping, elevators, and other permanent equipment. The total value of the construction work shall be submitted in itemized detail at the time of application for a permit.

Reasoning: Clarification as to determination of how the value is determined for the project.

Section 110 – Inspections

(18) Section 110.3 is amended as follows:

[A] 110.3 Required inspections. The building official, upon notification, shall may make the inspections set forth in Sections 110.3.1 through 110.3.10. Where the word “shall make” or “shall be made” appears in Sections 110.3.1 through 110.3.10 it shall mean “may make or may be made”.

Reasoning: This section in the IBC code calls for mandatory inspections by the word “shall” to be made on certain projects, therefore, the word “shall” was replaced with “may”.

(19)[A]110.3.7 is amended as follows:

[A] 110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with the *2014 Illinois Energy Conservation Code*.

Reasoning: Clarification of adopted code.

Section 113 – Board of Appeals

(20) Add [A]113.4 Amended to read as follows:

[A] 113.4 Appeal fee. Those appealing a matter to the Board of Appeals shall pay an administrative fee for said appeal as set by the Jersey County Board.

Reasoning: Establishing that an administrative fee is to be paid as adopted by the county board.

Section 114 – Violations

(21) [A] 114.4 Amended to read as follows:

[A] 114.4 Violation of penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to as penalties prescribed by law and punishable by a fine of not less than \$50.00 and not more than \$750.00 for each violation. Each day that such violation exists shall constitute a separate offense.

Reasoning: Clarification of the penalty fees as adopted by the county board

Chapter 2 Definitions

Section 202 - Definitions

(22) Add the following definitions to this code:

CARBON MONOXIDE (CO) A colorless odorless gas that is produced as a result of incomplete burning of carbon-containing fuels.

(CO) ALARM. A single-station device or multiple-station group of devices listed per UL 2034 having a sensor that responds to CO. CO alarm devices may be monitored by an alarm control unit, but shall be powered independently of the alarm control unit and shall function autonomously in the event the alarm control unit is dysfunctional.

FUEL-FIRED APPLIANCE. An appliance that is fueled by carbon-containing solid, liquid, and/or gaseous fuels; this definition includes a fireplace.

Reasoning: Added new definitions to the list as these are were not included in the code books.

Chapter 10 Means of Egress

Section 1015 - Guards

(23) Section 1015.8 Window openings: Amended to replace the word “shall” with the word “may”; and same applies for #1-#4.

Reasoning: This section is a new provision in the IBC code and the IRC code. It originally reads as follows:

1015.8 Window opening guard protection. Window openings more than 72” above grade that are less than 36” above the floor must be protected with guards or fixed openings that will not allow the passage of a four-inch diameter sphere.

These sections were changed to be optional to the builder and the owner.

Section 1030 – Emergency Escape and Rescue

(24) Section 1030.6. Added a new section 1030.7 to the IBC to read as follows:

1030.6 Emergency Escape Windows under decks and porches. Emergency escape windows are allowed to be installed under decks provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.

Reasoning: This provision is in the IRC code but not addressed in the IBC. New commercial projects are installing decks above partial below ground areas and a means of egress should be provided for escape from a fire.

Chapter 11 Accessibility

(25) Chapter 11 is deleted in its entirety and replaced as follows:

Section 1101 - General

1101.1 – Scope. The provisions of the *Illinois Accessibility Code* shall control the design and construction of facilities for accessibility for individuals with disabilities.

Chapter 13 Energy Efficiency

(26) Chapter 13 is deleted in its entirety and replaced as follows:

Section 1301 – General

1301.1 Scope. The provisions of the *Illinois Energy Conservation Code* as adopted by the State of Illinois shall control the design and construction of buildings for energy efficiency.

Chapter 29 Plumbing Systems

(27) Chapter 29 is deleted and replaced as follows:

Section 2901 – General

[P] 2902.1 Scope. The provisions of the *2014 Illinois Plumbing Code* shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

[P] 2901.2 Stormwater Drainage. Stormwater drainage shall comply with an *Ordinance Providing for the Control of Stormwater Drainage and Detention, Soil Erosion, and Sediment Control within the Unincorporated Areas of Jersey County, Illinois* as adopted September 8, 2009 by the Jersey County Board.

Reasoning: Chapters 11, 13, & 29 were deleted and replaced with the referenced adopted codes of the county board.

2015 INTERNATIONAL RESIDENTIAL CODE

Amendments: Code References

7. Replace all references to the *ICC Electrical Code* with references to the *2014 NEC Code (NFPA 70)*
8. Replace all references to the *International Energy Conservation Code (IECC)* with references to the latest State of Illinois adopted editions of the *Illinois Energy Conservation Code (IECC)*.
9. Replace all references to the *ICC Plumbing Code* with references to the *2014 Illinois Plumbing Code*
10. Part IV, Energy Conservation Code (Chapter 11), is deleted from the *International Residential for One-and Two-Family Dwellings (IRC)* and substituted as all references to the *Illinois Energy Conservation Code (IECC)*
11. Part VII, Plumbing (Chapters 25 through 33) is deleted from the *International Residential Code for One-and Two-Family Dwellings* and substitute as all references to the *2014 Illinois Plumbing Code*.
12. Part VIII, Electrical (Chapters 34 through 33) is deleted from the *International Residential Code for One-and Two-Family Dwellings* and substituted as all references to the *2014 NEC Code (NFP 70)*.

The following sections of the *2015 International Residential Code*, are hereby added, amended, revised, and changed as follows:

Chapter 1 Scope and Administration

(1) R101.1 Title. Amended: These provisions shall be known as Jersey County for [Name of Jurisdiction] and *the Residential Code for One-and Two-Family Dwellings of Jersey County, Illinois*, will herein be referred to as “this code” or IRC.

a. Add the following sentence at the end of this section: In addition, when other codes, ordinances, or regulations of the county impose more rigid requirements (as determined by the County Code Administrator), such more rigid requirements shall apply, notwithstanding any conflict with provisions of this code.

(2) R101.2 Scope Amended to read as follows:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, and demolition of detached one and two family dwellings and townhouses not more than two stories above the grade plane in height with a separate means of egress; and accessory buildings, garages, decks, carports, pole barns, grain bins or shed.

Exceptions: Modify exception #2 and adding exceptions #3 to read as follows:

2. Bed & Breakfast facilities providing accommodations for 5 guest rooms or less that are also occupied as the single family residence of the proprietor are permitted to comply with this code.

3. Lodge/cottages are permitted to comply with this code

Reasoning: R101.1 through R101.2 is the same as the IBC references.

(3) R102.5 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. Adopted appendices are as follows:

a. Appendix F, Appendix R, Appendix S

Reasoning: Appendix F addresses Passive Radon Gas (required by the State of Illinois); Appendix R addresses Straw-Clay construction; Appendix S addresses Straw Bale construction and would be included in the adoption.

(4)R102.7 Existing Structures. Amending: The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* with amendments or the *International Fire Code*, or as deemed necessary by the County Code Administrator or the Jersey County Board for the general safety and welfare of the occupants and the public.

Reasoning: Amended to distinguish which codes to follow

PART 2 – ADMINISTRATION AND ENFORCEMENT – Section R103 Department of Building Safety

(5) R103.1 Creation of enforcement agency. Amend: The office of the Jersey County Code Administrator is hereby created and the official in charge thereof shall be known as the County Code Administrator.

Reasoning: Clarification of official title of overseer directed to enforce the provisions of the codes.

(6) R103.2 Appointment. Amend: The Jersey County Code Administrator shall be appointed by the Jersey County Board.

Reasoning: Specification of the jurisdiction whose authority it is to appoint the code official

Section R105 – Permits

(9) R105.1 Required. Any owner or owner’s authorized agent who intends to construct, enlarge, alter, ~~repair, move, demolish or change the occupancy~~ of a building or structure, ~~or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system~~ or contractor who desires to construct, enlarge, alter, move, remove, convert, or demolish of a building or structure, to erect or construct a sign or billboard of any description, to erect certain towers, shall first make application to the County Code Administrator and obtain any required permit.

Amended: Removal of strike through words from code as the County Board has not adopted in the ordinance to permit for these provisions.

(10) R105.2 Work exempt from permit. Amend: Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 100 square feet.
2. Fences
3. Retaining walls
4. Water tanks
5. Sidewalks and driveways
6. Pools
7. Siding, window awnings
8. Interior redecorating
9. Roof repairs
10. Decks not exceeding over 25 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section 311.4.

Electrical: delete entirely

Gas: delete entirely

Mechanical: delete entirely

Plumbing: delete entirely

Amended to remove long list of exemptions to coincide with the IBC

(11) R105.2.1. Emergency repairs. Delete in its entirety. **Same as above**

(13) R105.3.2 Time limitation of application. Amended to read as: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the Jersey County Code Administrator is authorized to grant one or more extensions of time for additional periods not exceeding ~~180~~ 90 days each. **If a second 90 day extension is granted** a fee of one half the original cost of the permit shall be paid before work shall commence. The extension shall be requested in writing and justifiable cause demonstrated.

Reasoning: Although this is not prevalent in the commercial side, it has become a constant issue with the residential construction. This was amended to be consistent with all the permits.

(15) R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than ~~180~~ 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Exception: Carports, decks, demolition, accessory buildings, grain bins, pole barns, and detached garages must be completed within 180 days from the issuance of the permit.

Modified to coincide with provisions in R105.3.2 (time limitation of application)

(16) R105.8 Responsibility. Amend and add 105.8.1: It shall be the duty of every person who performs work for the installation or repair of a building, structure ~~electrical, gas, mechanical, or plumbing systems~~ to comply with the applicable codes adopted by Jersey County.

(17) R105.8.1 It shall be the duty and responsibility of every person including the homeowner or land owner to verify the required building setbacks, subdivision restrictions if applicable, highway and property lines, and accessibility standards.

Reasoning: This is an important part of the permitting process. This statement is printed on the permits; however it is recommended that it become a part of the code.

R106 – Construction Documents

(18) R106.1 Submittal documents. Amended: Submittal documents consisting of construction documents, detailed plans, and other data shall be submitted in ~~two~~ one set with each application for a permit. The Jersey County Code Administrator is authorized to require; when conditions exist, construction documents that shall be prepared by an Illinois licensed design engineer. Submittal of construction documents and other required data shall be retained by the Jersey County Code Administrator.

Reason: The building official does not need two sets of plans.

Section 108 – Fees

(20) R108.2 Schedule of Permit Fees. Amended: A permit shall not be valid until the fees prescribed by ~~law~~ *The Jersey County Fee Schedule* as adopted by the Jersey County Board have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Reason: Defining how the fees are prescribed and by whose authority

(21) R108.3 Building permits valuations. Deleted: Building permit valuation shall include total value of the work for which a permit is issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor. **This is not part of the adopted permitting process.**

R109 – Inspections

(22) R108.7 Re-inspections. A re-inspection fee as set forth in an adopted fee schedule may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling a practice of calling inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may also be assessed for the following:

1. when the approved plans are not readily available to the inspector,
2. for failure to provide access on the date for which inspection is requested,
3. for deviating from plans requiring the approval of the building official

To obtain re-inspection, the applicant shall pay the re-inspection fee in accordance with the fee schedule. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Reasoning: This is included in the Jersey County Fee Schedule, but is not addressed in the code.

Section 110 – Certificate of Occupancy

(24) R110.4 Temporary occupancy. Amended as follows: The building official is authorized to issue a temporary occupancy certificate before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. There will be a \$100.00 fee for a temporary Certificate of Occupancy and shall only be valid for 60 days. No structure or building may be occupied until the fee is paid to the building official. The fee is non-refundable.

Reasoning: The last sentence was added to the code as this is also included in the County Fee Schedule

Section 112 – Board of Appeals

(25) R112.5 Fees. Add the following: A nominal appeal fee to the Board of Appeals shall be paid as set forth in the Schedule of Fees as adopted by the Jersey County Board. The appeal shall be valid for 180 days and is non refundable.

Reasoning: Follows the IBC amendment

Section R113 – Violations

(26) R113.4 Violation penalties. Amended as follows: Any person firm or corporation violating any of the provisions of the code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offence for each and every day or portion thereof during which any violation of any provisions of this code is committed, continued, or permitted and upon conviction of any such violations such person shall be punished in a manner provided in Part 12 of the *Jersey County Code of Ordinances*.

Reasoning: Identify where the penalties are documented and adopted by the county board.

Part II - Chapter 2 Definitions

The following section is hereby amended by adding these terms to read as follows:

(27) R202 Definitions

(a) ACCESSORY STRUCTURE. A structure the use of which is incidental to that of the main structure and is located on the same lot.

(b) BED & BREAKFAST FACILITY. A facility providing accommodations for 5 or fewer guest that is also occupied as a single family residence by the proprietor.

(c) CABIN. A structure that contains at least one habitable room for living, sleeping, eating or cooking that is designed, arranged and intended to be occupied by one or two occupants on a temporary basis. Cabins require a sanitary sewage system approved by the Jersey County Environmental Health Department.

(d) TOWNHOUSE (DUPLEX). A single-family dwelling unit constructed of two or attached units. Each unit extends from foundation to roof, not more than 2 stories in height, with a separate means of egress, and with an open space/yard or public way on at least two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by a 2-hour fire-resistance-rated wall assembly.

Reasoning: Clarification of structures referenced in the ICC codes.

CHAPTER 3 BUILDING PLANNING

(28) Table R301.2 (1) to be amended as follows:

Table R301.2 (1) Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards		Air Freezing Index	Mean Annual Temp
	Speed MPH	Topographic effects, Special wind region, or Wind-borne debris zone		Weathering	Frost Line Dept	Termite			NFIP	FIRM		
20	115	No	C	Severe	40"	Mod/Heavy	2	Yes	1985	4/2/2009	1000	50° F

Reasoning: Table in the 2015 IRC does not accurately identify the climate and design criteria for Jersey County and requires that each jurisdiction fill the correct information in the table. *Note that the new climatic wind speed for our area has been increased from 90 MPH to 115 MPH.

Section R302 – Fire-Resistant Construction

(29) R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions: 4. ~~Detached garages accessory to a dwelling located within 2 feet (610mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102mm).~~ **Delete exception #4.**

Reasoning: Deleted Exception 4 as the code allows a detached garage that is 2 ft. from a property line. The county board passed an ordinance with set-backs of 15 ft. from property lines.

(31) R302.5.1 Opening Protection. Amended to read as follows: 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 device~~ and may be equipped with a self-closing device.

Reasoning: Amended to be provided as an option the homeowner.

(30) R302.13 Fire Protection of floors. Amended to read as follows: Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, ~~shall~~ may be provided with a ½ inch (12.7mm) gypsum wallboard membrane, 5/8 inch (16mm) wood structural panel membrane, or equivalent on the underside of the floor framing member.

Penetrations or openings for ducts, vents, electrical outlets, lighting devices, luminaries, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Reasoning: Replaced the word “shall” with “may”.

Section R309 – Garages and Carports

(34) R309.5 Fire sprinklers. Amended as follows: Private garages ~~shall~~ may be protected by fire sprinklers where the garage wall has been designed based on Table R302.1 (2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick – response sprinklers, designed to provide a density of .0.05 gpm/ft² . Garage doors shall not be considered obstructions with respect to fire sprinkler placement.

Reasoning: Replaced the word “shall” with “may” to provide the homeowner an option of using a fire sprinkler.

However; if the choice is made to provide for a sprinkler system in the garage then it shall be installed as required.

Section R312 - Guards and Window Fall Protection

(35) R312.2 Window fall protection. Amended as follows: Window fall protection ~~shall~~ may be provided in accordance with Sections R312.2.2 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window ~~shall~~ may comply with one of the following:

Reasoning: 2015 IRC window fall protection is mandatory. The intent of the code is not to allow a 4” in diameter sphere to pass through the opening. This was amended to be optional.

Section R313 – Automatic Fire Sprinkler Systems

R313.1 Townhouse automatic sprinkler systems. An automatic residential fire sprinkler system ~~shall~~ may be installed in townhouses. An automatic residential fire sprinkler shall be installed if any of the following conditions occur:

1. The townhouses are constructed in a group of more than four attached units.
2. Any individual townhouse dwelling unit of a structure with four or fewer attached townhouses has a floor area greater than 4,000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the rest of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke detectors.
3. Bed & Breakfast facilities providing accommodations for more than 5 guest rooms that are also occupied as the single family residence of the proprietor.

4. Lodge/cottages that are constructed less than five (5) feet apart or over 4000 square feet on any one story or greater than 8000 square feet of total floor area for all stories, excluding non-habitable areas separated from the rest of the buildings by a minimum of one-hour fire resistive construction containing smoke or heat detection interconnected with the dwelling smoke detectors.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Reasoning: The option of a fire sprinkler in a townhouse of less than four attached units should be made optional. The addition of items 1-4 are being added to the code for safety reasons and shall be mandatory. The exception is as stated in the code.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the latest edition of the *2014 Illinois State Plumbing Code*.

Reasoning: Clarification of the code to follow.

R313.2 One- and two- family dwellings automatic fire systems. An automatic residential fire sprinkler system shall may be installed in one – and two – family dwellings. An automatic fire sprinkler system shall be required when the following conditions exist:

1. The one – or two – family dwelling has a floor area greater than 4,000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the rest of the building by a minimum of one-hour fire resistive construction and containing smoke or heat detection interconnected with the dwelling smoke detectors.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing one – and two – family dwellings that do not have automatic residential fire sprinkler system installed.

Reasoning: Rather than remove the fire sprinkler requirement from the code, an amendment was made to require a sprinkler system based on square footage for residences. Any residence that has less than 4,000 sq. ft. has the option to install a sprinkler system.

R313.2.1 Design and installation. Automatic residential fire sprinkler systems for one – and two – family dwellings shall be designed and installed in accordance with the latest edition of the *2014 Illinois State Plumbing Code*.

Reasoning: Clarification of the code to follow.

Section 326 Swimming Pools, Spas and Hot Tubs

(39)R326.1 General. Amended to read as follows: The design and construction of pools and spas shall be installed per the manufacturers' instructions and guidelines and the latest edition of the *Illinois State Plumbing Code*.

Reasoning: The county board did not adopt the *International Swimming Pool and Spa Code*, nor do we permit for pools or spas.

Section R314 – Smoke Alarms

R314.2 Location. Amended to read as follows: Smoke alarms shall be installed in the following locations:

4. Smoke alarms shall be installed not less than ~~3 feet (914 mm)~~ 5 feet (1523 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3

Amended to 5 feet from 3 feet as the distance from heat source in bathroom was too close and alarm would continuously sound off.

R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

Exception:

1. Smoke alarms shall be permitted to be battery operated where installed for work involving alterations or repairs.

Amended to distinguish where a smoke alarm is required to interconnected with the other smoke alarms in the dwelling and where in the dwelling a battery operated smoke alarm is allowed.

Section R315 – Carbon Monoxide Alarms

R315.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:

3. Carbon monoxide alarms shall be permitted to be battery operated where installed for work involving alterations or repairs.

Amended to distinguish where a carbon monoxide alarm is required to be interconnected with the other carbon monoxide alarms in the dwelling and where in the dwelling a battery operated carbon monoxide alarms located as required for new dwellings.

Chapter 10 Chimneys and Fireplaces

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

Amended to include last sentence for clarification of fire protection for chimneys and fireplaces.

2015 INTERNATIONAL MECHANICAL CODE

Amendments: Code References

1. Replace all references to the *ICC Electrical Code* with references to the *2014 NEC Code (NFPA 70)*
2. Replace all references to the *International Energy Conservation Code (IECC)* with references to the latest State of Illinois adopted editions of the *Illinois Energy Conservation Code (IECC)*.
3. Replace all references to the *ICC Plumbing Code* with references to the *2014 Illinois Plumbing Code*
4. Part IV, Energy Conservation Code (Chapter 11), is deleted from the *International Residential for One-and Two-Family Dwellings (IRC)* and substituted as all references to the *Illinois Energy Conservation Code (IECC)*
5. Part VII, Plumbing (Chapters 25 through 33) is deleted from the *International Residential Code for One-and Two-Family Dwellings* and substitute as all references to the *2014 Illinois Plumbing Code*.
6. Part VIII, Electrical (Chapters 34 through 33) is deleted from *the International Residential Code for One-and Two-Family Dwellings* and substituted as all references to the *2014 NEC Code (NFP 70)*.

The following sections of the 2015 International Mechanical Code (IMC), are hereby added, amended, revised, and changed as follows:

Chapter 1 Scope and Administration

Section 101 – General

(1) [A] 101.1 Title. These regulations shall be known as the Mechanical Code of Jersey County, herein after referred to as “this code”.

(2) Part 2 – Administration and Enforcement. The provisions and sections of this code shall be the same as the IRC.

Reasoning: To follow IBC and IRC codes

2015 INTERNATIONAL EXISTING BUILDING CODE

Amendments: Code References

7. Replace all references to the *ICC Electrical Code* with references to the *2014 NEC Code (NFPA 70)*
8. Replace all references to the *International Energy Conservation Code (IECC)* with references to the latest State of Illinois adopted editions of the *Illinois Energy Conservation Code (IECC)*.
9. Replace all references to the *ICC Plumbing Code* with references to the *2014 Illinois Plumbing Code*
10. Part IV, Energy Conservation Code (Chapter 11), is deleted from the *International Residential for One-and Two-Family Dwellings (IRC)* and substituted as all references to the *Illinois Energy Conservation Code (IECC)*
11. Part VII, Plumbing (Chapters 25 through 33) is deleted from the *International Residential Code for One-and Two-Family Dwellings* and substitute as all references to the *2014 Illinois Plumbing Code*.
12. Part VIII, Electrical (Chapters 34 through 33) is deleted from *the International Residential Code for One-and Two-Family Dwellings* and substituted as all references to the *2014 NEC Code (NFP 70)*.

The following sections of the 2015 International Existing Building Code, are hereby added, amended, revised, and changed as follows:

Chapter 1

Scope and Administration

PART 1 – SCOPE AND APPLICATION – Section 101 - General

(1) [A] 101.1 Title. Amend as follows: These regulations shall be known as the *Existing Building Code of Jersey County, Illinois*, herein after referred to as “this code.”

PART 2 – ADMINISTRATION AND ENFORCEMENT – Section 103 Department of Building Safety

(2) [A] 103.1 Creation of enforcement agency. Amend: The office of the Jersey County Code Administrator is hereby created and the official in charge thereof shall be known as the County Code Administrator.

(3) [A] 103.2 Appointment. Amend: The Jersey County Code Administrator shall be appointed by the Jersey County Board.

Section 104 – Duties and Powers of Code Official

Section 105 – Permits

[A] 105.1 Required. Amending to read: Any owner or owner’s authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building ~~or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation~~ which is regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit.

(7)105.2 Work exempt from permit. Amending: Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

11. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 100 square feet.
12. Fences
13. Retaining walls
14. Water tanks
15. Sidewalks and driveways
16. Pools
17. Siding, window awnings
18. Interior redecorating
19. Roof repairs
20. Decks not exceeding over 25 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section 311.4.

Electrical: delete entirely

Gas: delete entirely

Mechanical: delete entirely

Plumbing: delete entirely

Reasoning: Make corrections to follow IBC, IRC, and IMC.

(11)105.2.1. Emergency repairs. Delete in its entirety.

Reasoning: References repairs to existing equipment permit process. The county does not permit for mechanical, gas, plumbing repairs.

(12)[A]105.3.2 Time limitation of application. Amend as: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the Jersey County Code Administrator is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. If a second 90 day extension is granted a fee of one half the original cost of the permit shall be paid before work shall commence. The extension shall be requested in writing and justifiable cause demonstrated.

Reasoning: To include a fee of ½ the original permit fee.

[A]105.4 Expiration. Amending : Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, ~~one or more~~ up to two extensions of time periods not more than ~~180~~90 days each. If a second 90 day extension is granted a fee of one half the original cost of the permit shall be paid before work shall commence. The extension shall be requested in writing and justifiable cause demonstrated.

Reasoning: To coincide with the other codes

Section 108 – Fees

(13) [A] 108.2 Schedule of permit fees. Amend: For any type of work as specified herein a permit fee shall be paid as required at the time of filing application in accordance with the Schedule of Fees as established by the Jersey County Board.

Section 112 – Board of Appeals

(14)112.5 Fees. Add the following: A nominal appeal fee to the Board of Appeals shall be paid as set forth in the Schedule of Fees as adopted by the Jersey County Board. The appeal shall be valid for 180 days and is non refundable.

Reasoning: Sections R105.3.2, 108.2 and 112.5 amended to comply with existing ordinance adopted by the county board.

(15) The following Appendixes are adopted:

Appendix A: Guidelines for the Seismic Retrofit of Existing Buildings

Appendix B: Supplementary Accessibility Requirements for Existing Buildings

Appendix C: Guidelines for the Wind Retrofit of Existing Buildings

Reasoning: These appendices are for informational purposes.

2015 INTERNATIONAL FUEL GAS CODE

Amendments: Code References

1. Replace all references to the *ICC Electrical Code* with references to the *2014 NEC Code (NFPA 70)*
2. Replace all references to the *International Energy Conservation Code (IECC)* with references to the latest State of Illinois adopted editions of the *Illinois Energy Conservation Code (IECC)*.
3. Replace all references to the *ICC Plumbing Code* with references to the *2014 Illinois Plumbing Code*
4. Part IV, Energy Conservation Code (Chapter 11), is deleted from the *International Residential Code for One-and Two-Family Dwellings (IRC)* and substituted as all references to the *Illinois Energy Conservation Code (IECC)*
5. Part VII, Plumbing (Chapters 25 through 33) is deleted from the *International Residential Code for One-and Two-Family Dwellings* and substitute as all references to the *2014 Illinois Plumbing Code*.
6. Part VIII, Electrical (Chapters 34 through 33) is deleted from the *International Residential Code for One-and Two-Family Dwellings* and substituted as all references to the *2014 NEC Code (NFP 70)*.

The following sections of the *2015 International Fuel Gas Code (IFGC)*, are hereby added, amended, revised, and changed as follows:

Chapter 1 – Scope and Administration

Section 101 (IFGC) – General

[A] 101.1 Title. Insert “County of Jersey”

The same revisions for Scope and Administration will be made as all other codes

INTERNATIONAL FIRE CODE

CHAPTER 1

SCOPE AND ADMINISTRATION

SECTION 101 (IFGC) GENERAL

[A] 101.1 Title. Insert “County of Jersey”

LIFE SAFETY CODE (NFPA 101)

No Amendments

INTERNATIONAL PROPERTY MAINTENANCE CODE

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION 101 – GENERAL

101.1 Title. Insert “County of Jersey”

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 302 – EXTERIOR PROPERTY AREAS

302.3 Sidewalks and driveways. Delete

Reasoning: falls under a zoning issue

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

Delete section 303 in its entirety

SECTION 304 EXTERIOR STRUCTURE

Delete section 304 in its entirety

SECTION 305 INTERIOR STRUCTURE

Delete section 305 in its entirety

SECTION 306 COMPONENT SERVICEABILITY

Delete section 306 in its entirety

SECTION 307 HANDRAILS AND GUARDRAILS

Delete section 307 in its entirety

Reasoning: Sections 302 through 307 falls into a zoning issue, which the county does not have an ordinance for.

CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

Delete in its entirety

Reasoning: Chapter 4 is zoning issues

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

Delete in its entirety

Reasoning: This chapter falls under the IL Dept. of Public Health

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

Reasoning: These requirements are covered by the IMC and the NEC code

2014 NATIONAL ELECTRICAL CODE

CHAPTER 2 WIRING AND PROTECTION

Section 210 – Branch Wiring

210.8 Ground – Fault Circuit – Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(A) through (D). The ground-fault circuit-interrupter shall be installed in a readily accessible location.

(A) Dwelling Units. All 125-volt, single-phase, 15 and 20-amp receptacles installed in the locations specified in 210.8(A) (1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

Exceptions: **(9)** Bathtubs or shower stalls – where receptacles are installed within 2.8 m (6 ft) of the outside edge of the bathtub or shower stall may have protection for the installation of a ground-fault circuit-interrupter.
(10) Laundry areas may have protection for the installation of a ground-fault circuit-interrupter.

(D) Kitchen Dishwasher Branch Circuit. GFCI protection shall be provided for outlets that supply dishwashers installed in dwelling unit locations.

Reasoning: GFCI's have a tendency to trip unnecessarily.

210.12 Arc-Fault Circuit-Interrupter Protection. AFCI protection shall be provided as required in 210.12 (A), (B), and (C). The AFCI shall be installed in a readily accessible location.

(A) Dwelling Units. All 120-volt, single-phase, 15- and 20-ampere branch circuits supply outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12 (A)(1) through (6).

Reasoning: AFCI's are costly and have not been proven effective.

III Required Outlets.

210.52 (G) (1) Garages. In each attached garage and in each detached garage with electric power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one outlet shall be installed for each car space.

2014 ILLINOIS PLUMBING CODE

No Amendments

2015 ILLINOIS ENERGY CONSERVATION CODE

No Amendments