

VILLAGE OF BRADLEY

ORDINANCE NO. O-4-14-9

AN ORDINANCE ADOPTING THE 2012  
INTERNATIONAL RESIDENTIAL CODE

ADOPTED BY THE  
BOARD OF TRUSTEES  
VILLAGE OF BRADLEY

This 28 day of April, 2014

Published in pamphlet form by authority of the Board of Trustees of the Village of  
Bradley, Kankakee County, Illinois, this 28 day of April,  
2014.

CERTIFICATE:

  
\_\_\_\_\_  
Michael J. LaGessee, Village Clerk

**ORDINANCE NO. O-4-14-9**

**AN ORDINANCE ADOPTING THE 2012  
INTERNATIONAL RESIDENTIAL CODE**

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY, Kankakee County, Illinois, as follows:**

Section 1. Code of Ordinances Amended. Section 10-182 ("Adopted By Reference") and Section 10-183 ("Amendments, Additions and Changes") of Division 5 ("One- and Two-Family Dwelling Code") of Article III ("Technical Codes") of Chapter 10 ("Buildings and Building Regulations") of the Code of Ordinances of the Village of Bradley is amended by deleting the following stricken language and adding the underlined language to read as follows:

**Sec. 10-183. Adoption of code.**

The International Residential Code ~~2006~~ 2012 (hereinafter the "Code"), as published by the International Code Council is adopted as the one- and two-family dwelling code of the village to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

**Sec. 10-184. Amendments, additions and changes.**

The building code as adopted in section 10-183 shall be amended by making the following changes and additions:

All references within the International Residential Code referring to "P2904" shall be stricken and replaced with "International Building Code §903, as amended".

All references within the International Residential Code referring to "ICC A117.1" shall be stricken and replaced with "Illinois Accessibility Code, as amended".

All references within the International Residential Code to the "International Plumbing Code" shall be stricken and replaced with "Illinois Plumbing Code, as amended".

Section R101.1: Title.

These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the Village of Bradley, and shall be cited as such and will be referred to herein as "this code."

Section R105: Permits

Delete sub-sections 105.2(1), 105.2(2), 105.5(5) and 105.5(10) in their entirety.

Section R307 Toilet, Bath and Shower Spaces

That Section R307 shall be deleted in its entirety.

Section R313 Automatic Fire Sprinkler Systems

That Section R313.2 shall read as follows:

**R313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

- (1) An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system;
- (2) Where exit access stairways serving and contained within a single residential dwelling unit or sleeping unit in Group R-1, R-2 or R-3 occupancies are enclosed; and
- (3) Where all habitable rooms have two (2) means of egress in compliance with Chapter 10 of the International Building Code, as amended.

**R313.2.1 Design and installation.**

Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Secton R315 Carbon Monoxide Alarms

That Section R315.1 shall read as follows:

**R315.1 Carbon monoxide alarms.** For new construction, an approved carbon monoxide alarm shall be installed in accordance with Illinois State Fire Marshall regulations and outside of each separate sleeping area in the immediate vicinity of

the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

That Section R315.2 shall read as follows:

**R315.2 Carbon monoxide detection systems.** Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms, Illinois State Fire Marshall regulations and NFPA 720, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner and shall be monitored by an approved supervising station.

Exception: Where carbon monoxide alarms are installed meeting the requirements of Section R315.1, compliance with Section 315.2 is not required.

That Section R315.3 shall read as follows:

**R315.3 Where required in existing dwellings.** Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1 and Illinois State Fire Marshall regulations.

That Section R315.4 shall read as follows:

**R315.4 Alarm requirements.** Single-station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code, Illinois State Fire Marshall regulations and the manufacturer's installation instructions.

#### Section R401 General (Foundations)

That Section R401.1 shall read as follows:

**R401.1 Application.** The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations are not permitted, shall be designed and installed in accordance with AF&PA PWF.

~~Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:~~

- ~~1. In buildings that have no more than two floors and a roof.~~

~~2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).~~

~~Wood foundations in Seismic Design Category D0, D1 or D2 shall be designed in accordance with accepted engineering practice.~~

#### Section R402: Materials

That Section R402.1 and each of its subparts are stricken in their entirety.

#### Section R403 Footings

That Figure R403.1(2), Figure R403.1(3), and Section R403.2 are deleted in their entirety.

#### Section 405 Foundation Drainage

That Section R405.2 is deleted in its entirety.

#### Section R504 Pressure Preservatively Treated-Wood Floors (On Ground)

That Section R504 shall read as follows:

**R504.1 General.** ~~Pressure preservatively treated-wood basement floors and floors on ground are prohibited within the Village of Bradley. shall be designed to withstand axial forces and bending moments resulting from lateral soil pressures at the base of the exterior walls and floor live and dead loads. Floor framing shall be designed to meet joist deflection requirements in accordance with Section R301.~~

##### ~~R504.1.1 Unbalanced soil loads.~~

~~Unless special provision is made to resist sliding caused by unbalanced lateral soil loads, wood basement floors shall be limited to applications where the differential depth of fill on opposite exterior foundation walls is 2 feet (610 mm) or less.~~

##### ~~R504.1.2 Construction.~~

~~Joists in wood basement floors shall bear tightly against the narrow face of studs in the foundation wall or directly against a band joist that bears on the studs. Plywood subfloor shall be continuous over lapped joists or over butt joints between in-line joists. Sufficient blocking shall be provided between joists to transfer lateral forces at the base of the end walls into the floor system.~~

##### ~~R504.1.3 Uplift and buckling.~~

~~Where required, resistance to uplift or restraint against buckling shall be provided by interior bearing walls or properly designed stub walls anchored in the supporting soil below.~~

~~R504.2 Site preparation.~~

~~The area within the foundation walls shall have all vegetation, topsoil and foreign material removed, and any fill material that is added shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the pressure preservatively treated wood floor sleepers.~~

~~R504.2.1 Base.~~

~~A minimum 4-inch thick (102 mm) granular base of gravel having a maximum size of 3/4 inch (19.1 mm) or crushed stone having a maximum size of 1/2 inch (12.7 mm) shall be placed over the compacted earth.~~

~~R504.2.2 Moisture barrier.~~

~~Polyethylene sheeting of minimum 6 mil (0.15 mm) thickness shall be placed over the granular base. Joints shall be lapped 6 inches (152 mm) and left unsealed. The polyethylene membrane shall be placed over the pressure preservatively treated wood sleepers and shall not extend beneath the footing plates of the exterior walls.~~

~~R504.3 Materials.~~

~~All framing materials, including sleepers, joists, blocking and plywood subflooring, shall be pressure preservative treated and dried after treatment in accordance with AWPAC U1 (Commodity Specification A, Use Category 4B and Section 5.2), and shall bear the label of an accredited agency.~~

R905 Mineral-surfaced roll roofing

That Section R905 shall read as follows:

**R905.5 Mineral-surfaced roll roofing.**

The installation of mineral-surfaced roll roofing is prohibited within the Village of Bradley. ~~shall comply with this section.~~

~~R905.5.1 Deck requirements.~~

~~Mineral-surfaced roll roofing shall be fastened to solidly sheathed roofs.~~

~~R905.5.2 Deck slope.~~

~~Mineral-surfaced roll roofing shall not be applied on roof slopes below one unit vertical in 12 units horizontal (8 percent slope).~~

~~R905.5.3 Underlayment.~~

~~Underlayment shall comply with ASTM D 226, Type I or ASTM D 4869, Type I or II.~~

~~R905.5.3.1 Ice barrier.~~

~~In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.~~

~~Exception: Detached accessory structures that contain no conditioned floor area.~~

#### ~~R905.5.3.2 Underlayment and high winds.~~

~~Underlayment applied in areas subject to high winds [above 110 mph (49 m/s) in accordance with Figure R301.2(4)A] shall be applied with corrosion resistant fasteners in accordance with manufacturer's installation instructions. Fasteners are to be applied along the overlap not farther apart than 36 inches (914 mm) on center.~~

~~Underlayment installed where the basic wind speed equals or exceeds 120 mph (54 m/s) shall comply with ASTM D 226 Type II or ASTM D 4869 Type IV. The underlayment shall be attached in a grid pattern of 12 inches (305 mm) between side laps with a 6 inch (152 mm) spacing at the side laps. Underlayment shall be applied in accordance with Section R905.2.7 except all laps shall be a minimum of 4 inches (102 mm). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25.4 mm) with a thickness of at least 32 gauge sheet metal. The cap nail shank shall be a minimum of 12 gauge (0.105 inches) with a length to penetrate through the roof sheathing or a minimum of 3/4 inch (19 mm) into the roof sheathing.~~

~~Exception: As an alternative, adhered underlayment complying with ASTM D 1970 shall be permitted.~~

#### ~~R905.5.4 Material standards.~~

~~Mineral surfaced roll roofing shall conform to ASTM D 3909 or ASTM D 6380, Class M.~~

#### ~~R905.5.5 Application.~~

~~Mineral surfaced roll roofing shall be installed in accordance with this chapter and the manufacturer's installation instructions.~~

### Section N1101 General (Energy Efficiency)

That Section N1101.1 shall read as follows:

**N1101.1 Scope.** This chapter, as amended by the State of Illinois, regulates the energy efficiency for the design and construction of buildings regulated by this code.

### Section M1307 Appliance Installation

That Section M1307.6 shall read as follows:

**M1307.6 Plumbing Connections.** Potable water and drainage system connections to equipment and appliances regulated by this code shall be in accordance with Chapters 29 and 30 the Illinois Plumbing Code and the regulations as set forth by the Illinois Department of Public Health.

Section M1601 Duct Construction

That Section M1601 shall read as follows:

**M1601.1 Duct Design.** Duct systems serving heating, cooling and ventilation equipment shall be installed in accordance with Ordinance 10-268 of the Village of Bradley Code of Ordinances, the provisions of this section and ACCA Manual D or other approved methods.

Section M2004 Water Heaters Used for Space Heating

That Section M2004.1 shall read as follows:

**M2004.1 General.**

Water heaters used to supply both potable hot water and hot water for space heating shall be installed in accordance with this chapter, the Illinois Plumbing Code Chapter 24, Chapter 28 and the manufacturer's installation instructions.

Section M2005 Water Heaters

That Section M2005.1 shall read as follows:

**M2005.1 General.** Water heaters shall be installed in accordance with the manufacturer's instructions and the requirements of this code. Water heaters installed in an attic shall comply with the requirements of Section M1305.1.3. Gas-fired water heaters shall comply with the requirements in the Illinois Plumbing Code Chapter 24. Domestic electric water heaters shall comply with UL 174. Oiled-fired water heaters shall comply with UL 732. Thermal solar water heaters shall comply with Chapter 23 and UL 174. Solid-fuel-fired water heaters shall comply with UL 2523.

Section M2101.2 System drain down.

That Section M2101.2 shall read as follows:

**M2101.2 System drain down.** Hydronic piping systems shall be installed to permit draining of the system. Where the system drains to the plumbing drainage



system, the installation shall conform to the requirements of the Illinois Plumbing Code Chapters 25 through 32 of this code.

Exception: The buried portions of systems embedded underground or under floors.

Section M2301 Thermal Solar Energy Systems

That Section M2301.5 shall read as follows:

**M2301.5 Backflow protection.** Connections from the potable water supply to solar systems shall comply with the Illinois Plumbing Code Section P2902.5.5.

Chapters 25-33

That Chapters 25 thru 33 shall be deleted in their entirety.

Section E3406 Electrical Conductors and Connections

That Section 3406.3 shall read as follows:

**E3406.3 Minimum size of conductors.** The minimum size of conductors for feeders and branch circuits shall be ~~14~~ 12 AWG copper and comply with Sections 10-136(b) and 10-138(a) of the Village of Bradley Code of Ordinances 12 AWG aluminum. The minimum size of service conductors shall be as specified in Chapter 36. The minimum size of Class 2 remote control, signaling and power-limited circuits conductors shall be as specified in Chapter 43.

Section E3605: Service Entrance Conductors

DELETE E3605 and each of its subparts in its entirety.

IRC APPENDICES

**Adopt Appendices A,B,C and D in their entirety.**

Section 2. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All existing ordinances of the Village of Bradley are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 3. Effective Date. The Clerk of the Village of Bradley shall certify to the adoption of this Ordinance and shall cause it to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.

PASSED this 28 day of April, 2014


TRUSTEES:

Jerry Balthazor:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Robert Redmond:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Lori Gadbois:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
George Golwitzer:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Melissa Carrico:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Eric Cyr:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>


Bruce Adams: Aye -  Nay -  Absent -

TOTALS: AYE - 6 NAY - 0 ABSENT - 0

APPROVED this 28 day of April, 2014

  
\_\_\_\_\_  
Bruce Adams, President of the Board of  
Trustees of the Village of Bradley

ATTEST:

  
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Michael J. LaGesse, Village Clerk