

VILLAGE OF RINGWOOD
ORDINANCE NO. 2005-11-1

AN ORDINANCE ADOPTING THE 2003 INTERNATIONAL RESIDENTIAL CODE
AND 2005 NATIONAL ELECTRICAL CODE

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 21 DAY OF November, 2005

Published in pamphlet form by authority
of the President and Board of Trustees of
the Village of Ringwood, McHenry County,
Illinois this 21 day of November, 2005.

ORDINANCE NO. 2005-11-1
AN ORDINANCE ADOPTING THE 2003 INTERNATIONAL RESIDENTIAL CODE
AND 2005 NATIONAL ELECTRICAL CODE

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF RINGWOOD, ILLINOIS, as follows:

SECTION 1. Code Adopted: A certain document, a copy of which is on file in the office of the Village Clerk, being marked and designated as International Residential Code, 2003 edition, as published by the International Code Council, Inc. be and is hereby adopted as the one-and-two family dwelling and townhouse code of the Village, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the one-and two-family dwelling and townhouse code are hereby referred to, adopted and made a part hereof as if fully set out in this section, with the additions, insertions, and changes if any, described in section 2 hereof.

SECTION 2. Amendments to Code: The following sections of the adopted 2003 International Residential Code are hereby added, amended and revised as follows:

Section R-101.1 Insert: The Village of Ringwood

R301.1 Add the following provisions to Section R-301.1:

EXTERIOR DESIGN GUIDELINES. Monotony of design in single-family or multiple-family residential buildings shall be avoided. To prevent monotonous appearance, the facade and physical features that face the

public street and avenue shall be significantly different architecturally from any other residential building located within 800 feet with respect to at least four of the following elements: (a) roof shape, (b) window type and arrangement, (c) exterior building material (d) front entry treatment, (e) orientation of garage entry (front or side entry). Rear walls and side walls, unless facing a public street or avenue, will not be subject to this requirement.

Preliminary exterior elevations and plans may be submitted for preliminary approval prior to completion and submission of final plans for application of a building permit.

Exterior elevation designs shall have harmonious materials with a maximum of three (3) dissimilar materials. All sides of a structure shall be designed with a pleasing balance of architectural elements, features, windows or doors. A facade unrelated to the rest of the structure is not in keeping with acceptable design.

House design shall take existing site conditions into account. Foundations should be "stepped" to comply with existing contours. Changing or altering existing site contours shall be restricted to a maximum change of four feet (4) without approval of the Building Inspector.

APPROVED BUILDING MATERIALS. The following materials are approved for the exterior use in the construction of buildings and accessory structures in the Village of Ringwood:

1. Face Brick (min. 4" thickness)
2. Stone (min. 4" thickness)
3. Cedar or equivalent wood sidings.
4. Stucco
5. Architectural concrete block (samples must be submitted for approval)
6. Aluminum or vinyl materials for soffits and fascia boards (sample must be submitted for approval)
7. Standing seam metal roofing and canopy covers in earth-tone colors (sample must be submitted for approval)
8. Wood shake shingles

9. Architectural grade asphalt shingles (min. 340#)
10. Window construction shall consist of wood frame and wood sash with aluminum or vinyl clad exterior face on the sash and frame. Interior face of the sash and frame shall be of exposed wood and shall be paintable/stainable with jamb extensions as required. No drywall return on head jamb or sill wall will be allowable.
11. Glass block for accenting purposes (glass blocks walls are not included in this category)
12. Limestone
13. Fiber-cement siding
14. Fiber-cement material for trim, freeze boards, soffits and fascia boards, provided that corner trim be but a minimum of five and one-quarter inches (5 1/4") wide and siding cannot protrude beyond the face of the corner trim board.

Samples of all materials to be used, in the color to be used, must be submitted to the Building Official who shall not issue any recommendations to the Board of Trustees until it has reviewed such samples.

PROHIBITED BUILDING MATERIALS: The use of the following material in the construction of residential buildings or accessory structures is prohibited:

1. Concrete block
2. Precast concrete wall panels
3. Aggregate matrix panels
4. Vinyl or aluminum, sidings, cornerboards or trim are allowed only where the front elevations of the residential building is 100% brick and/or stone.
5. Plywood or Masonite sidings
6. Panel brick or thinset stone veneers
7. Curtain wall construction
8. Reflective glass

9. Glazed wall tile or glazed masonry units.
10. Bright wall flashings or copings
11. Steel or other metal siding.
12. Metal wall panels
13. Exposed structural framing and miscellaneous metals
14. Staccato boards
15. Fiber-cement panel sheeting material

R301.1.4 Add the following new section R-301.4:

R-301.1.4: Architectural Design: Under no circumstances will brick veneer construction terminate at an outside corner. All sides of a structure shall be designed with a pleasing balance of architectural elements, features, windows or doors. A facade unrelated to the rest of the structure is not in keeping with acceptable design. The Village of Ringwood reserves the right to reject any exterior design that does not blend with surrounding existing trends or design that is not consistent with good design as interpreted by the Building Official whose determination may be appealed to the Village Architect.

R-309.1: Substitute the following provision: 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 either solid wood doors not less than one and three-quarters inches (1 3/4") in thickness, 20-minute fire-rated door or equivalent with rabbeted frame.

R-309.2: Substitute the following provision: Separation Required: The garage shall be completely separated from the residence and its attic area by means of five-eighths inch (5/8") type "x" fire rated gypsum board, or equivalent, applied to the garage side of walls and ceiling construction. The exterior garage walls shall be covered with a minimum of one-half inch (1/2") gypsum board.

R309.3 Substitute the following provision: A six inch (6") gas curb is required between the garage floor and the house walls/sill plate at end of doorway.

R-309.4: Delete Section R309.4. Carports are prohibited.

R-311.7 Add the following new section R-311.7:

R-311.7. Exterior Access from Basement. All basements shall be provided direct access to the exterior at grade by a door or window at least twenty-four inches (24") wide by thirty (30") high with sill at thirty-six inches (36") maximum above basement floor. Where basement stair is within five feet (5') of an exterior door, this will constitute direct access.

R-324: Add the following new Section R-324:

R-324: Carbon Monoxide Detectors: Provide carbon monoxide detectors in all single family homes, duplexes and town homes. In new construction and when interior alterations, repairs or additions requiring permit occur, or when one or more sleeping rooms are added or created, required detectors shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. the detectors shall be installed in locations per the manufacturer's installation instructions.

R-325: Add the following new Section R-325:

R-325: Automatic fire sprinklers: All new town homes shall have automatic fire sprinklers installed throughout. The sprinklers shall be installed in compliance with NFPA 13R.

Add the following new SECTION R-326: DRIVEWAYS AND CULVERTS.

R-326.1 New Driveways (not replacement or temporary). Every residence shall have a driveway at least 12 feet (366 cm) in width of paver brick, asphalt or concrete construction, as provided in R334.1.1 and R334.3, connecting the garage with the adjoining public road. All driveways servicing garages shall be designed, constructed and maintained in such a manner as to prevent surface water drainage from entering into the garage. No final certificate of occupancy shall be issued until such driveway is completed. Driveways shall be installed so that they will not interfere with drainage.

R-326.1.1 Concrete. Concrete driveways shall be a minimum of 6 inches (152 mm) thick (for expansive soils, see Section R403.1.8). The specified compression strength of concrete shall be as set forth in Section R402.2. All exterior concrete slabs on grade shall be reinforced with a minimum of 6 inch (152 mm) by 6 inch (152 mm) by 10 gauge welded wire mesh reinforcement over 4 inches (102 mm) of CA-6 compacted gravel base.

R-326.1.2 Asphalt paving. A minimum of 2 ½ inches (64 mm) of compacted asphalt paving required over a compacted CA-6 gravel base of 8 inches (203 mm) minimum.

R-326.1.3 Paver Brick. Installed per manufacturers recommendations over a minimum of 1 inch (25 mm) bedding sand over 8 inches (203 mm) of a compacted CA-6 gravel base.

R-326.1.4 Culverts and/or Drainage Ditches. Whenever a driveway cannot be installed without obstructing the free flow of surface water drainage in the right-of-way, the owner of the premises served by such driveway shall install a culvert to facilitate such drainage. The Village Engineer shall determine the necessity for, and the proper placement of, such culvert. Owner shall furnish Village with a topographical survey of the property for this purpose. The driveway culvert shall be made of corrugated steel or other material acceptable to the Village Engineer and shall possess the following minimum specifications:

1. Culvert Pipe shall be installed prior to start of construction.
2. Diameter: Minimum diameter shall be 15 inches (380 mm) with a minimum of 4 inch (102 mm) bedding and a minimum of 8 inches (152 mm) cover of gravel over the pipe
3. Length: Culvert Pipes shall have the cross slope over the culvert no greater three to one (3:1) unless approved headwall is used.
4. Culverts shall have flare ends.

R-326.2 Temporary Driveways (New Construction Residencies). A minimum of 4 inches (102 mm) of gravel shall be installed in the driveway at the time the foundation is backfilled. Whenever a temporary driveway cannot be installed without obstruction the free flow of surface water drainage in the right-of-way, the owner of the premises served by such driveway shall install a culvert to facilitate such drainage. The driveway culvert shall be made of corrugated steel at least 15 inches (380 mm) in diameter.

R-326.3 Replacement Driveways. Replacement driveways shall use the materials as provided in section R334.1 with the following exceptions:

1. The requirements for base material thickness are recommendations only.
2. It is recommended that existing driveway culverts of less than 15 inches (380 mm) be upgraded to 15-inch (380 mm), unless approved by the Village engineer.
3. Significant changes to the current driveway length and width shall constitute a new driveway and the requirements of R334.1 shall apply in full.

Add the following new SECTION R-327: PATIOS, WALKWAYS AND SIDEWALKS

R-327.1 Patios and Private Walkways. All concrete patios and walkways and other flat work shall have the top of the finished surface (4) inches (102 mm) minimum below the top of the foundation wall or brick ledge. All walkways and patios shall be installed so that they will not interfere with drainage. Concrete shall be a minimum of (4) inches (102 mm) thick with 6 inch (152 mm) by 6 inch (152 mm) by 10 gauge welded wire mesh with a minimum of (4) inches (102 mm) of CA-6 gravel base.

R-402.1 Substitute the following provision: All wood or masonry footings and foundations will not be used.

R-401.2: Add the following provision to Section R-401.2: A continuous foundation shall be provided under all structures which share a common roof, or have rooflines tied together, unless the Village Building Inspector determines that adverse grade conditions require an alternate foundation system and approves the specific alternative foundation system proposed for the structures. This includes first floor projections for windows, fireplaces, and other projections.

Concrete walls at eight inches (8") wide: concrete footings shall be sixteen inches (16") wide by eight inches (8") high.

Concrete walls at ten inches (10") wide: concrete footings shall be twenty inches (20") wide by ten inches (10") high.

Concrete walls at twelve inches (12"): concrete footings shall be twenty-four inches (24") wide by twelve inches (12") high.

R-403: Delete all references to wood and masonry foundations in their entirety:

R-403.1 Add the following provision to Section R-403:1: All foundation walls and footings shall be poured in place concrete.

R-404: Delete all references to masonry foundation walls in their entirety.

R-408.7: Add the following new section 408.7:

408.7: Insulation: All crawl space areas shall receive 4 ml. Visqueen vapor barrier and minimum two inches (2") concrete mud slab over insulation on crawl space walls. Said insulation shall be approved for said use and not contribute to spread of fire and fumes.

R-502.7.1: Add the following provision to section R-502.7.1: Floor joists shall have "X" type or solid bridging at seven feet zero inches (7'0" on center maximum.

R-602.2.1: Add the following new section 602.2.1:

R-602.2.1: Delete all references to wall sheathing of a thickness less than one-half inch ($\frac{1}{2}$ ") contained in all Tables. All installations of EIFS (dryvit type) systems when used over wood framing will receive one-half inch ($\frac{1}{2}$ ") plywood sheathing installed directly to wood studs, below rigid foam. No direct application of rigid foam sheathing to wood studs will be permitted.

R-602.3.2. Add the following provision to section R-602.3.2: Wood stud walls shall have double top plates, with interior partition top plates interlocked to the exterior, all intersecting partitions and walls shall be interlocked and splices in top plates shall be offset a minimum of four feet (4') from splices in plate below.

R-602.3.5. Add the following new section R-602.3.5:

R-602.3.5. All framed wall in "walk out" basement areas or basements having partial wood framed exterior walls supporting 2-story construction areas shall be framed with minimum 2x6 studs at sixteen inches (16") on center and sheathed with one-half inch ($\frac{1}{2}$ ") plywood.

R-602.3.6: Add the following new section R-602.3.6:

R-602.3.6. Shimming Sill plate on foundation wall shall be shimmed decay-resistant material, and shall be set on sill seal type insulation or grouted tight.

R-602.4: Substitute the following provision: Interior Partitions: Interior load-bearing partitions shall be constructed, framed and firestopped as specified for exterior walls. Bearing walls in wood frame construction shall be adequately designed to accommodate piping and ductwork to be concealed in the wall construction. This will require the walls incorporating piping and ductwork to be constructed of 2x6 studs or double 2x4 walls. Interior nonbearing partitions may be constructed of 2x4 studs spaced sixteen inches (16") on center.

R-702.3: Delete all references to gypsum wallboard having a thickness of less than one-half inch ($\frac{1}{2}$ ") appearing in Table R-702.3.5 in their entirety; Delete all references to a twenty-four inch (24") maximum spacing of frame members in the one-half inch ($\frac{1}{2}$ ") thickness rows of Table 702.3.5 in their entirety, and in lieu thereof, substitute sixteen inches (16"), and delete all

references to a sixteen inch (16") maximum spacing of frame members in the five-eighths inch (5/8") thickness rows of Table R-702,3,5 in their entirety and in lieu thereof, substitute "twenty-four inches (24)".

R-703.2. Add the following provision: Water-resistant membrane and sheathing paper shall be installed on the exterior side of the wall sheathing.

R-703.4: Delete the terms "no" and "note (9)" appearing in the column entitled Sheathing paper required" in Table R703.4, and in lieu thereof, insert the term "yes".

R-703.9.3: Add the following new section R-703.9.3:

R-703.9.3 A full "moisture drainage system" installed per the Manufacturer's standard shall be installed behind the exterior foam sheathing.

R-802.8.1: Add the following provision to section R-802.8.1: Ceiling joists shall have solid bridging at seven feet zero inches (7'0") on center, maximum.

R-803.1: add the following provisions to section R-803.1: Roof plywood shall be one-half inch (1/2") minimum thickness, or five-eighths inch (5/8") plywood for twenty-four inch (24") spacing of trusses. Twenty-four inch (24") spacing of trusses requires H clips.

R-803.2.1: Add the following provision to section R-803.2.1: Particleboard roof sheathing shall be one-half inch (1/2") minimum thickness. OSB may be used and shall be one-half inch (1/2") minimum thickness with sixteen inch (16") maximum spacing of framing members or five-eighths inch (5/8") minimum thickness with twenty-four inch (24") maximum spacing of framing members.

R-807.1: Add the following provisions to section R-807.1: Attic access panels shall be located in hallways, walk-in type closets or rooms for accessibility and shall provide a minimum four feet six inches (4'6") headroom in attic directly above access location. Provide a switched light above the attic access.

R-905.2.5. Add the following provision to section R-905.2.5: Composition roof shingles, wood shakes and wood shingles shall be fastened with galvanized nails.

R-1000. Add a new Section R-1000 to Chapter 10 as follows:

Section R-1000- General

R-1000.1: Construction: Chimneys shall be constructed of masonry construction UL approved prefabricated metal. Prefabricated metal chimney shall be enclosed above the roofline with an enclosure of wood siding or similar approved material to blend with and compliment the style and materials used on the home when surrounded on all sides by roof material. All changes for prefabricated fireplaces shall receive five-eighths inch (5/8") type "X" gypsum board on inside of all chase walls and be firestopped at all floor and ceiling lines, including attic.

Where a pre-fabricated fireplace is installed on an exterior wall, it shall be covered with masonry or EIFS and supported by a concrete foundation. See R703.9.1 for EIFS requirements.

N1102.1 Substitute the following provision:

Insulation: Buildings shall be constructed with insulation having not less than the following "R" values:

Attic	R38
Exterior Walls	R13
Floors over unheated spaces	R30
Slab Edges	R7
Basements	R-10

M-1401.4.1: Add the following new Section M-1401.4.1:

M-1401.4.1: Attic Installations:

The installation of heating equipment in the attic area shall not be allowed without the following requirements. All heating equipment installed in the attic area shall be in a heated insulation area with walls on both sides covered in drywall. the area shall have a properly vented floor drain and a smoke detector interconnection with the other smoke detectors in the house.

M-1402.4. Add the following new Section M-1402.4:

M-1402.4: In General:

All residences exceeding 3,000 square feet will be required to have at least two (2) mechanical units (furnaces). Minimum efficiency of mechanical unit shall exceed eighty percent (80%). Mechanical contractor shall be responsible to provide seventy degree (70 degree) indoor temperature with an outside air temperature ten degrees (10 degrees) with a fifteen mile per hour (15 mph) wind, where air conditioning is installed, mechanical contractor shall provide indoor temperature of seventy degrees (70 degrees) with an outside temperature of ninety-five degrees (95 degrees).

M-1502.1: Delete the exception and add the following provisions: All kitchen range hood fans shall discharge to the outside. The use of recirculating hoods without outside discharge is not allowed.

M-1601.1.1: Delete paragraph #7 and substitute the following:

All return air shall be ducted. The use of stud cavities or joist spaces without ductwork is not allowed.

M-1602.1: Add the following provision to Section M-1602.1: All rooms shall have returns except kitchens, bathrooms, powder rooms and utility rooms.

Part VII. Delete part VII, relating to plumbing, in its entirety, and substitute the Illinois Plumbing Code.

E-3502.2.2: Residences shall have a minimum of 200 ampere service minimum, unless otherwise approved by the Building Official.

SECTION 3. Retained Residential Building Requirements. The following residential building regulations in effect on the date of this ordinance are hereby retained and supersede any contrary provisions in the 2003 International Residential Code For One and Two-Family Dwelling, 2003.

1. Minimum square footage of habitable living space.
2. Accessory building regulations.
3. Full basement requirement.
4. 8 foot minimum ceiling height.
5. Minimum 3-car attached garage requirements.

SECTION 4. ELECTRICAL CODE. A certain document, one copy of which has been on file in the Office of the Village Clerk of the Village, being marked and designated for a period of 30 days before the adoption of this ordinance, the "National Electrical Code" 2005 Edition, and all amendments thereto hereafter made, be and are hereby adopted for the control of buildings and structures within the Village.

SECTION 5. Any person, firm or corporation violating any provision of this ordinance shall be fined not less than Fifty Dollars (\$50.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each offense committed on each day during, or on which, a violation occurs or continues.

SECTION 6. All ordinances, or parts thereof, in conflict with the terms and provisions hereof, be and the same are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be published in pamphlet form by and under the

authority of the Corporate Authorities of the Village.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

PASSED THIS 21 DAY OF November , 2005.

AYES: Bauer, Mudra, House, Kepes, Dercole & Roseman

NAYS: None

ABSTAIN: None

ABSENT: None

NOT VOTING: None

APPROVED THIS 21 DAY OF November , 2005.

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:
Veronica P. Gaddis
VILLAGE CLERK

