

**LEGISLATION FOR ADOPTION OF THE  
INTERNATIONAL RESIDENTIAL CODE  
ORDINANCE NO. 2019-5-10**

An Ordinance of the **Village of Ringwood**, a municipality of the State of **Illinois**, adopting the 2015 edition of the *International Residential Code*, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress in the **Village of Ringwood** providing for the issuance of permits and collection of fees therefor; repealing **Ordinance No. 2005-11-1** of the **Village of Ringwood** and all other ordinances or parts of laws in conflict therewith.

The **Board of Trustees** of the **Village of Ringwood** does ordain and adopt by reference pursuant to 50 ILCS 220/2, the 2015 International Residential Code as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the **Village Clerk of Village of Ringwood**, being marked and designated as the *International Residential Code*, 2015 edition, including Appendix Chapter **F – Passive Radon Gas Controls** & **M – Home Daycare** (see *International Residential Code* Section 102.5, 2015 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the **Village of Ringwood**, in the State of **Illinois** for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the **Village of Ringwood** are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are revised as follows:

**2015 International Residential Code**

**Chapter 1 Scope and Administration - Amend as Follows**

Section R101.1 of the 2015 International Residential Code shall be revised to provide as follows:

**Section R101.1 Title.** These regulations shall be known as the *International Residential Code of the Village of Ringwood*, hereinafter referred to as "this code".

Section R102.4.3 of the 2015 International Residential Code Shall be added to provide as follows:

**R102.4.3 County, State and Federal requirements. Any County, State and/or Federal acts, codes, standards, statutes and/or other requirements shall apply where applicable work is referenced in this code. The following includes but is not limited to some applicable alternate standards:**

1. 2014 Illinois Plumbing Code, or most current edition of, as adopted and/or amended from time to time by the State of Illinois.
2. 2015 Illinois Energy Conservation Code, or most current edition of, as adopted and/or amended from time to time by the State of Illinois.
3. 2018 Illinois Accessibility Code, or most current edition of, as adopted and/or amended from time to time by the State of Illinois.
4. 425 ILCS 60 Smoke Detector Act, as adopted and/or amended from time to time by the State of Illinois.
5. 430 ILCS 135 Carbon Monoxide Alarm Detector Act, as adopted and/or amended from time to time by the State of Illinois.
6. 2010 American with Disabilities Act, or most current edition of, as adopted and/or amended from time to time by the government of the United State of America.
7. The most current McHenry County Stormwater Ordinance.

Section R102.4.4 of the International Residential Code shall be added to provide as follows:

**R102.4.4 Other codes for reference. Where not already provided for in this code, requirements of any other International Code Council or National Fire Protection Association codes adopted by the Village of Ringwood may be utilized to determine or verify code compliance.**

Section R105.2 of the 2015 International Residential Code shall be revised to provide as follows:

**Section R105.2 Work exempt from permit.** 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:**

1. ~~1.~~ One-story detached accessory structures used as ~~tool and storage sheds,~~ playhouses, dog houses and similar uses, provided the floor area is not greater than 420 ~~64~~ square feet.
2. ~~Fences not over 7 feet (2134 mm) high.~~



- ~~3. Retaining walls not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.~~
- ~~4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.~~
- ~~5. Sidewalks and driveways~~
6. **2.** Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- ~~7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.~~
8. **3.** Swings and other playground equipment
9. **4.** Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.
- ~~10. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~

Section R108.7 of the 2015 International Residential Code shall be added to provide as follows:

**Section R108.7 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be indicated in the following schedule:**

**FEE SCHEDULE. The following fees shall be charged for building permits:**

- A. **RESIDENTIAL - SINGLE FAMILY; New construction, Additions, Accessory structures, patios, decks:** \$0.25 per square foot but not less than \$100.00

**Early start for footing/foundation:** \$75.00

- B. **COMMERCIAL – INDUSTRIAL – BUSINESS – INSTITUTIONAL - MULTI-FAMILY RESIDENTIAL; New construction, additions, accessory structures:** \$0.27 per square foot but not less than \$100.00

**Early start for footing/foundation:** \$105.00

- C. **RESIDENTIAL - SINGLE FAMILY; Alterations, Remodeling:** \$0.25 per square foot for all re-worked areas but not less than \$100.00

- D. **COMMERCIAL – INDUSTRIAL – BUSINESS – INSTITUTIONAL - MULTI-FAMILY RESIDENTIAL; Alterations, Remodeling:** \$0.27 per square foot for all re-worked areas but not less than \$100.00

- E. **Re-roof, Single Family Residential:** \$50.00
- F. **Re-roof, all other buildings:** \$100.00
- G. **Driveway:** \$100.00
- H. **Siding:** \$ 50.00
- I. **ELECTRICAL; New construction, Additions, Remodels:** \$0.10 per square foot but not less than \$100.00
- J. **PLUMBING; New construction, Additions, Remodels:** \$0.10 per square foot but not less than \$100.00
- K. **HEATING AND AIR CONDITIONING; New construction, Additions, Remodels:** \$0.10 per square foot but not less than \$100.00
- L. **MOVING, RAISING, SHORING OR UNDERPINING OF STRUCTURE OR FOUNDATION:** \$100.00
- M. **DEMOLITION:** \$100.00
- N. **SIGNS AND STRUCTURES:** \$0.06 per square foot for all areas, but not less than \$100.00
- O. **FENCES:** \$0.07 per linear foot but not less than \$50.00
- P. **POOLS:** \$75.00
- Q. **REINSPECTION OR EXTRA INSPECTIONS NEEDED OR REQUESTED:** \$50.00
- R. **PENALTY:** If construction is started before a permit is issued, double fees shall be charged.

Section R108.8 of the 2015 International Residential Code shall be added to provide as follows:

**Section R108.8 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or fails to correct a violation after issuance of a notice of violation, shall be liable to a fine of not less than \$100.00 and not more than \$750.00 per day of continuance of the violation.

**Chapter 3 Building Planning – Amend as Follows**

Table R301.2(1) of the 2015 International Residential Code shall be revised to provide as follows:

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

- **Ground snow load = 25 lb/ft<sup>2</sup>**
- **Wind Design Speed = 115mph (51 m/s)**
- **Topographic Effects = No**
- **Special Wind Region = No**
- **Wind-Borne Debris Zone = No**
- **Seismic Design Category = A**
- **Weathering = Severe**
- **Frost Line Depth = 42 inches (42")**
- **Termite = Moderate to heavy**
- **Winter Design Temp = - 4 degrees Fahrenheit**
- **Ice Barrier Underlayment Required = Yes**
- **Flood Hazards = FIRM and SMO**
- **Air Freezing Index = 2000**
- **Mean Annual Temp = 47.8 degrees Fahrenheit**

Section R309.5 of the 2015 International Residential Code shall be revised to provide as follows:

**Section R309.5 Fire Sprinklers.** Private garages **containing fire sprinklers shall be installed per NFPA 13D. Protection coverages may be amended or eliminated where approved by the Fire Official and/or Code Official.**

Section R309.6 of the 2015 International Residential Code shall be added to provide as follows:

**Section R309.6 Service Door.** An exterior service door shall be installed, to be used for access/egress by a person, as an alternative to the main vehicle door, on all garages. This door shall be side hinged and be a minimum of 32 inches (813 mm) in clear width when the door is open 90 degrees.

**Exception:** Existing subdivisions with homeowner's association covenant requirements that were adopted prior to the adoption of this code and prohibit such a door shall be exempt from this provision.

Section R311.2 of the 2015 International Residential Code shall be revised to provide as follows:

**Section R311.2 Egress Doors.** Not less than **two egress doors** shall be provided for each dwelling unit. **Both egress doors should be separated in a manner (e.g. on opposite sides of the dwelling) as to provide an alternative route for egress in the event that one of the doors becomes blocked by fire.** The egress door shall be side hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door opened 90 degrees (1.57 rad). The clear height of the door shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be



readily openable from the inside of the dwelling without the use of a key or special knowledge or effort.

**Exception: A maximum of one of the required egress doors may be a sliding door.**

Section R311.7.8 of the 2015 International Residential Code shall be amended to provide as follows:

**Section R311.7.8 Handrails.** Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

**Exception: Flights of four or more risers where the overall rise between levels does not exceed 30 inches (762 mm).**

Section R313.1 of the 2015 International Residential Code shall be amended to provide as follows:

**Section R313.1 Townhouse automatic fire sprinkler systems. Installation of a residential automatic fire sprinkler system for townhomes is optional. Protection coverages may be amended or eliminated where approved by the Fire Official.**

Section R313.2 of the 2015 International Residential Code shall be amended to provide as follows:

**Section R313.2 One- and two-family dwellings automatic fire systems. Installation of a residential automatic fire sprinkler system for one- and two-family dwellings is optional. Protection coverages may be amended or eliminated where approved by the Fire Official.**

**Section 3.** That Ordinance No. 2005-11-1 of the Village of Ringwood entitled “An Ordinance Adopting the 2003 International Residential Code and 2005 National Electrical Code” and all other ordinances or parts of laws in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **Village of Ringwood** hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this legislation or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

**Section 6.** That the **Village Clerk** is hereby ordered and directed to cause this legislation to be published **in pamphlet form by authority of the President and Board of Trustees of the Village of Ringwood, McHenry County, Illinois.**

**Section 7.** That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **April 1, 2019** from and after the date of its final passage and adoption.

Passed this 21<sup>st</sup> day of May, 2019

AYES: Meyer, Walkington, Robel, Herdus, Reinwall and Hewes

NAYES: None

ABSTAIN: None

ABSENT: None

Approved this 21<sup>st</sup> day of May, 2019

*Richard E. Mack*

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Village President

ATTEST:

*Roni Gaddis-Bushroe*  
\_\_\_\_\_  
Village Clerk