



Village of Mahomet

503 E. Main Street • P.O. Box 259 • Mahomet, Illinois 61853-0259

Phone: (217) 586-4456 • Fax: (217) 586-5696

www.mahomet-il.gov www.ChooseMahomet.com

BUILDING CODE REVIEW BOARD

THURSDAY, OCTOBER 18, 2018

6:45 A.M.

AT THE VILLAGE OF MAHOMET ADMINISTRATIVE OFFICE

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT:** The Building Code Review Board welcomes your input. You may address the Board by completing the information requested on the Sign In/Oath Sheet before the meeting. You may address the Board, on subjects not listed on the agenda, during the Public Participation portion of the meeting. Please state your name and address for the record.
4. **REVIEW/APPROVE MINUTES:** JULY 19, 2018 and SEPTEMBER 20, 2018
5. **APPROVAL OF PROPOSED AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE CHAPTER 1**
6. **REVIEW OF INTERNATIONAL RESIDENTIAL CODE CHAPTERS 3, 4, and 5**
 - a. **DISCUSSION OF PROPOSED AMENDMENTS**
7. **ADJOURN**

NEXT BCR MEETING NOVEMBER 15, 2018

BUILDING CODE REVIEW BOARD

DRAFT MEETING MINUTES

July 19, 2018



CALL TO ORDER: Mr. Nelson, called the Building Code Review Board meeting to order at 6 pm on Thursday July 19, 2018.

ROLL CALL:

Members Present: Lance Cooper, John Koller, Matt Nelson, Mike Strom, and Chuck Thompson (arrived at 6:10 PM).

Members Absent: Jeff Riddle, Jim Sims.

Staff Present: Code Enforcement Officer, Kenneth Buchanan; Administrative Assistant, Teresa Karnes.

PUBLIC COMMENT: No public came to speak.

REVIEW/APPROVE MINUTES: June 21, 2018

Strom moved to approve the June 21, 2018 minutes as presented. Cooper seconded the motion. ROLL CALL. Koller Abstained. ALL YES. Motion Passed 3-0.

DISCUSSION ITEMS:

Review of International Residential Code Chapter 1 Amendments document.

Buchanan explained the proposed amendments, deletions and recommendations for each section presented.

Approving the proposed changes will take place during the August meeting.

COMMENTS

Koller commented that "Illinois Plumbing Code or Section P2904" should be changed to "Applicable provision NFPA 13" under R101.2 Scope; Exceptions section.

Nelson questioned removing the Energy Conservation Code. Buchanan stated that the Board of Trustees feel that the Village lacks the time and personnel to enforce the Energy Conservation Code. If the Building Code Review Board strongly feels that the energy code should remain, the Building Code Review Board could take their recommendation, to the Board of Trustees, to consider using the Energy Conservation Code. The Village plans to define exactly what will be expected from the builders in their construction documents concerning the aspects of the energy conservation code.

Buchanan explained to the members that the yellow highlighted items in the review document are areas that we should seek more input from an expert in that field. The red text items are for individual members to address with their expertise.

In the R107.3 Temporary Power section, Strom recommended that the Village refer to NFPA 70 Article 590 instead of the wording "adopted Electrical Code".

Buchanan stated that the Village must have two copies on hand at the Village office. It was also recommended to supply a copy to the Library for the public to access and view.

R108.6 Work commencing before permit issuance section, Buchanan recommended removing the Plumbing System from this section due to not having the resource of a Plumbing Inspector.

The reference materials provided are directly from the International Building Code.

All members agreed with the changes suggested for Chapter 1. Buchanan will make the documented changes and get a copy out to all the members as soon as possible for their final review and edits. The changes will be officially approved during the August meeting.

Next meeting scheduled for Thursday August 16, 2018 at 6 PM in the Village of Mahomet Board Room.

ADJOURN

Koller moved to adjourn the meeting, Thompson seconded the motion. ROLL CALL, ALL YES. The meeting was adjourned at 6:48 pm.

Respectfully,

Teresa Karnes

Administrative Assistant, Community Development

BUILDING CODE REVIEW BOARD
DRAFT MEETING MINUTES
September 2018



At 6:15 PM Mr. Buchanan cancelled the meeting due to lack of a quorum.

Members Present: Matt Nelson, Mike Strom, and Chuck Thompson.

Members Absent: Lance Cooper, John Koller, Jeff Riddle, Jim Sims.

Staff Present: Code Enforcement Officer, Kenneth Buchanan; Administrative Assistant, Teresa Karnes.

Next meeting scheduled for Thursday October 18, 2018 at 6 PM in the Village of Mahomet Board Room.

Respectfully,
Teresa Karnes
Administrative Assistant, Community Development



Amendments

- AMEND: R101.1 Title.
 - These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the Village of Mahomet, hereinafter referred to as “this code.”
- AMEND: R101.2 Scope.
 - The provisions of the “International Residential Code for One- and Two-family Dwellings” shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures no taller than defined in Ord. 152.046 A. (10.)
 - Exceptions:
 - 1. Live/work units located in townhouses and complying with the requirements of Section 419 of the “International Building Code” shall be permitted to be constructed in accordance with the “International Residential Code for One- and Two-Family Dwellings”. If Fire suppression is installed as required by Section 419.5 of the “International Building Code” where constructed under the International Residential Code for One and Two-family Dwellings shall conform to Illinois Plumbing Code or Section P2904.
 - 2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings where equipped with a fire sprinkler system in accordance with Illinois Plumbing Code or Section P2904.
- Amend: R101.3 Intent.
 - The purpose of this code is 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.
 - Amendment: Removing energy conservation from the list.
- Amend: R102.7 Existing structures.
 - 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 or the International Fire Code~~, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.
- Amend: Section 103 of IRC model building code
 - Recommendation
 - Move to Chapters 31 and 33 accordingly of the VILLAGE OF MAHOMET Codified Ordinances to be acted upon by the Board of Trustees. This is where the officials of the Village of Mahomet are listed.
 - Recommended text

Code Review and Appeals Board Chapter 1 Review Points

- See chapter 31 and 33 of VILLAGE OF MAHOMET
- Amend: Section 104 DUTIES AND POWERS OF THE BUILDING OFFICIAL of the IRC model code.
 - Recommendation
 - Move to chapter 31 of the codified Ordinances of the VILLAGE OF MAHOMET to be acted upon by the BOT.
 - Recommended Text
 - See chapter 31 for powers and duties of the Building Official.
 - DELETE: R104.10.1 Flood hazard areas.
- AMEND: R105.2 Work exempt from permit.
 - Building:
 - Delete:
 - 2 - Fences
 - 5 - Sidewalk and Driveways
 - 10 - Decks
 - Amend
 - 1. One-story detached accessory structures, provided that the floor area does not exceed ~~200~~ 20 square feet.
 - 7. See section 152.046 (G) Residential Swimming Pools for regulations of pools
 - 9. Window awnings supported by an exterior wall that do not project more than 54 48 inches (1372 mm) from the exterior wall and do not require additional support
- AMEND: R105.3.1 Action on application.
 - The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official or their designee shall reject notify the applicant in writing of portions that do not conform stating the reasons therefor and specify a period to submit the required information. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.
- AMEND: 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~~ extension of time, for a period not more than 180 days ~~each~~. The extension shall be requested in writing and justifiable cause demonstrated.
- AMEND: R106.1 Submittal documents.
 - Submittal documents consisting of construction documents and other required data shall be submitted with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Illinois statutes in which the project is to be constructed. Where special conditions exist, the

Code Review and Appeals Board Chapter 1 Review Points

building official is authorized to required additional construction documents to be prepared by a licensed design professional.

- AMEND: R106.3.1 Approval of construction documents.
 - Where the building official issues a permit, the construction documents shall be approved in writing. ~~or by a stamp that states "REVIEWED FOR CODE COMPLIANCE."~~
One A set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, It shall be the responsibility of the property owner or their duly authorized representative to keep approved plans on site and shall be open to available for inspection by the building official or a duly authorized representative.
- AMEND: R107.3 Temporary power.
 - *Mike Could you advise if there are any provisions in the electrical sections for temp power connections.*
 - The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the adopted Electrical Code.
- AMEND: R108.2.1 Schedule of Permit fees:
 - On buildings, structures, electrical, gas, and mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule 152.171 (L) as established by the Board of Trustees.
- AMEND: R108.5 Refunds.
 - ~~R108.5 Refunds. The building official is authorized to establish~~
 - ~~a refund policy.~~
 - No refund shall be made in the event of revocation of a permit, the abandonment or discontinuance of a building project. Building Official has the authority to waive the penalty fee.
- AMEND: R108.6 Work commencing before permit issuance.
 - R108.6 Work commencing before permit issuance.
 - Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fine established by the Board of Trustees of the Village of Mahomet ~~applicable governing authority that shall~~ in addition to the required permit fee. (35.01)
- **Review against our flood plain ordinances. R109.1.3 Floodplain inspections. Section 322 deals with construction in the flood plain and we will review that and this section in Section 3.**
- AMEND: R110.1 Use and occupancy.
 - A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until a zoning compliance review has been completed and all required inspections have been approved. The building official may require additional inspections and reports of those inspected areas beyond his expertise. Once all inspections have been approved, a certificate of occupancy will be provided upon request. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this

Code Review and Appeals Board Chapter 1 Review Points

code or of the other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

- Exceptions:
 - Certificates of occupancy are not required for work exempt from permits under Section R105.2.
 - Accessory buildings or structures.
- AMEND: R110.2 Change in use.
 - Changes in the character or use of an existing structure shall not be made ~~except as specified in Sections 3408 and 3409 of the International Building Code~~ without a zoning compliance review been completed.
- AMEND: R112.1 General.
 - In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, ~~there shall be and is hereby created a board of appeals.~~ The ~~building official~~ Administrator or their designee being an ex officio member of said board but shall not have a vote on any matter before the board. The ~~board of appeals~~ Code Review and Appeals Board shall be appointed by the governing body and shall hold office at its pleasure as per ORDINANCE NO. 18-02-04 AN ORDINANCE CREATING A CODE REVIEW AND APPEALS BOARD and amended by Resolution 18-06-XX. The board shall adopt rules of procedure for conducting its business, and shall render decisions and findings in writing to the appellant with a duplicate copy to the building official.
- AMEND: R112.3 Qualifications.
 - ~~The board of appeals shall consist of members who are qualified by experience and training to pass judgement on matters pertaining to building construction and are not employees of the jurisdiction. As define in Ordinance 18-02-04 and amended by Resolution 18-06-XX~~
- AMEND: R112.4 Administration.
 - The building official, Village Administrator or their designee shall take immediate action in accordance with the decision of the board and direct to the building inspector to remedy.
- AMEND: R114.2 Unlawful continuance.
 - Any person who shall continue any work in or about the structure 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, shall be subject to penalties or fines as prescribed by the Village of Mahomet ordinances and the state of Illinois laws.

Reference Materials

- [F] 419.5 Fire protection.
 - The live/work unit shall be provided with a monitored fire alarm system where required by Section 907.2.9 and an automatic sprinkler system in accordance with Section 903.2.8.
- [F] 907.2.9 Group R-2.
 - Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3 (Group R-2 college and university buildings.)
- [F] 907.2.9.1 Manual fire alarm system.
 - A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
 - Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
 - Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
 - The building contains more than 16 dwelling units or sleeping units.
 - Exceptions:
 - A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
 - Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
 - A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

CODE REVIEW AND APPEALS BOARD CHAPTER 3 REVIEW POINTS



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	Wind-borne Debris Zone		Weathering	Frost Line Depth	Termite					
20	90	No	No	No	B	Severe	32"	Moderate to Heavy	-5	Yes	1975	1265	52

- AMEND: R302.4 Dwelling unit rated penetrations.
 - Penetrations of wall or floor-ceiling assemblies required to be fire-resistance rated in accordance with section R302.2 or R302.3 and roof/ceiling assemblies in accordance with section R302.3 Exception 2 shall be protected in accordance with this section.
- ADD: R302.4.3 Ducts and air transfer openings.
 - Penetrations by ducts and air transfer openings of a fire-resistance rated floor/ceiling and/or roof/ceiling assembly shall be protected by a listed fire damper or ceiling radiation damper.
- R302.5.1 Opening protection.
 - Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~
- DELETE: R307
 - Toilet, Bath and Shower Spaces.
- OTHERS TO REVIEW: R309.3 Flood hazard areas.
 - For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be:
 - 1. Elevated to or above the design flood elevation as determined in accordance with Section R322; or
 - 2. Located below the design flood elevation provided that the floors are at or above grade on not less than one side, are used solely for parking, building access or storage, meet the requirements of Section R322 and are otherwise constructed in accordance with this code.
- AMEND: R308.4.7 Glazing at the bottom stair landing.
 - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914mm) above the landing and within a 60-inch (1524mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered a hazardous location. Glazing located perpendicular to the stair run at the bottom of the stairway and where the glazing is less than 60 inches (1524mm) above the landing and within 60 inches (1524mm) horizontally of the bottom tread nosing shall be considered a hazardous location.
- AMEND: R309.5 Fire Sprinklers
 - When Private garages shall be are 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~~ NFA 13D 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 sprinkler placement.

Code Review and Appeals Board Chapter 3 Review Points

- OTHERS TO REVIEW: R309.3 Flood hazard areas.
- SECTION R311 MEANS OF EGRESS
 - *John could you look through this section and see if there are any additions deletions or amendments that you would like to see made for the protection of the fireman needing to enter a building.*
 -
 - ADD: 313.2 One-and two-family dwellings automatic fire sprinkler systems.
 - If installed, automatic residential fire sprinkler systems shall be designed and installed in accordance with Section NFPA 13D.
 - AMEND: 313 Automatic Fire Sprinklers
 - R313.1 Townhouse automatic fire sprinkler systems.
 - ~~An~~ When an automatic residential fire sprinkler system ~~shall be~~ is installed in townhouses it shall comply with the following.
 - Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.
 - R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with ~~Section P2904 or~~ NFPA 13D.
 - R313.2 One- and two-family dwellings automatic fire systems.
 - ~~An~~ When an automatic residential fire sprinkler system ~~shall be~~ is installed in one- and two-family dwellings it shall comply with the following.
 - Exception: 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.
 - R313.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with ~~Section P2904 or~~ NFPA 13D.
 - AMEND: R317.3.2 Fastenings for wood foundations.
 - ⊖ ~~Fastenings, including nuts and washers, for wood foundations shall be as required in AF&PA PWF.~~
 - ⊖ Insert: Wood foundations are not allowed in the Village of Mahomet.
 - DISCUSSION: R318.4 Foam plastic protection.
 - In areas where the probability of termite infestation is “very heavy” as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).
 - Exceptions:
 - 1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
 - 2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.

Code Review and Appeals Board Chapter 3 Review Points

- 3. On the interior side of basement walls.
- AMEND: R319.1 Address identification.
 - Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 2.5 inches (~~102 mm~~) in height with a stroke width of not less than 0.5 inch (~~12.7 mm~~). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
- DISCUSSION: SECTION R320 – ACCESSIBILITY
 - Would like an open discussion about the portion of chapter 3.
 - I believe it should stay as is. The definition of R-3 Group
 - Reference Material
 - 310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:
 - Buildings that do not contain more than two dwelling Units
Boarding houses (non-transient) with 16 or fewer occupants
Boarding houses (transient) with 10 or fewer occupants
Care facilities that provide accommodations for five or fewer persons receiving care
Congregate living facilities (non-transient) with 16 or fewer occupants
Congregate living facilities (transient) with 10 or fewer occupants
Lodging houses with five or fewer guest rooms.
 - 310.5.1 Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.
 - 310.5.2 Lodging houses. Owner-occupied lodging houses with five or fewer guest rooms shall be permitted to be constructed in accordance with the International Residential Code.
 - End Reference Material
- OTHERS TO REVIEW: SECTION R322 – FLOOD-RESISTANT CONSTRUCTION
- REVIEW: SECTION 324 SOLAR ENERGY SYSTEMS
 - *Mike could you look through this section and advise on any items that should cause concern.*

Code Review and Appeals Board Chapter 3 Review Points

- REVIEW: R324.6.1 Fire separation distances.
 - Ground-mounted photovoltaic systems shall be subject to the fire separation distance requirements determined by the local jurisdiction.
 - *John could you look through this section and advise on an appropriate distance.*
- AMEND: R326.1
 - General. ~~The design and construction of pools and spas shall comply with the International Swimming Pool and Spa Code.~~ See 152.046 (G) the Village of Mahomet Ordinances.
- ADD: R326.2
 - Natural topography. Natural topography that prevents direct access to the pool or spa area shall include but not be limited to cliffs and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 152.046 (G) the Village of Mahomet Ordinances.
 - Comment
 - Areas where the natural topography assist in closing access to a pool should be considered when possible. Do not expect this to happen much but could be a means to allow an unobstructed view



- DELETE: R402.1 Wood foundations.
 - Wood foundation systems shall be designed and installed in accordance with the provisions of this code.
 - R402.1.1 Fasteners. Fasteners used below grade to attach plywood to the exterior side of exterior basement or crawlspace wall studs, or fasteners used in knee wall construction, shall be of Type 304 or 316 stainless steel. Fasteners used above grade to attach plywood and all lumber to lumber fasteners except those used in knee wall construction shall be of Type 304 or 316 stainless steel, silicon bronze, copper, hot dipped galvanized (zinc coated) steel nails, or hot tumbled galvanized (zinc coated) steel nails. Electro galvanized steel nails and galvanized (zinc coated) steel staples shall not be permitted.
 - R402.1.2 Wood treatment. All lumber and plywood shall be pressure-preservative treated and dried after treatment in accordance with AWWA U1 (Commodity Specification A, Use Category 4B and Section 5.2), and shall bear the label of an accredited agency. Where lumber and/or plywood is cut or drilled after treatment, the treated surface shall be field treated with copper naphthenate, the concentration of which shall contain a minimum of 2-percent copper metal, by repeated brushing, dipping or soaking until the wood absorbs no more preservative.
 - INSERT: Wood foundations Are not allowed in the Village of Mahomet.
- AMEND: R401.3 Drainage.
 - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls as per the Infrastructure Design Manual of the subdivision ordinance. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
- DELETE: R402.1 Wood foundations.
 - Wood foundation systems shall be designed and installed in accordance with the provisions of this code.
- DELETE: R402.1.1 Fasteners.
 - Fasteners used below grade to attach plywood to the exterior side of exterior basement or crawlspace wall studs, or fasteners used in knee wall construction, shall be of Type 304 or 316 stainless steel. Fasteners used above grade to attach plywood and all lumber to lumber fasteners except those used in knee wall construction shall be of Type 304 or 316 stainless steel, silicon bronze, copper, hot dipped galvanized (zinc coated) steel nails, or hot tumbled galvanized (zinc coated) steel nails. Electro galvanized steel nails and galvanized (zinc coated) steel staples shall not be permitted.
- R402.1.2 Wood treatment.
 - All lumber and plywood shall be pressure-preservative treated and dried after treatment in accordance with AWWA U1 (Commodity Specification A, Use Category 4B and Section 5.2), and shall bear the label of an accredited agency. Where lumber and/or plywood is cut or drilled after treatment, the treated surface shall be field treated with copper naphthenate, the concentration of which shall contain a minimum of 2-

Code Review and Appeals Board Chapter 4 Review Points

~~percent copper metal, by repeated brushing, dipping or soaking until the wood absorbs no more preservative.~~

- DELETE R404.1.8 Rubble stone masonry.
 - Rubble stone masonry foundation walls shall have a minimum thickness of 16 inches (406 mm), shall not support an unbalanced backfill exceeding 8 feet (2438 mm) in height, shall not support a soil pressure greater than 30 pounds per square foot per foot (4.71 kPa/m), and shall not be constructed in Seismic Design Categories D0, D1, D2 or townhouses in Seismic Design Category C, as established in Figure R301.2(2).
- AMEND: 403.1.1
 - Minimum size. The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Tables R403.1(1) through R403.1(3) and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. ~~Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).~~
- AMEND: R403.1.5 Slope.
 - The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one-unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one-unit vertical in 10 units horizontal (10-percent slope).
 - Jeff and Jim, could you review this section and advise. Champaign amended it to require the top and bottom of a footing to be parallel. Given the topography of Mahomet and the diversity of soils. Should require the same?
- AMEND: R403.1.6 Foundation anchorage.
 - ADD Exceptions:
 - 1. Foundation anchorage spaced as required to provide equivalent anchorage to ½-inch-diameter (12.7 mm) anchor bolts.
 - 4. All accessory structures over 60 square feet with an eave height of 10 feet or less, other than detached garages shall be secured to the ground at all corners to prevent lateral movement and uplift, which may consist of screw in anchors, steel posts on inside corners, anchor bolts to concrete floor or any approved ground anchoring system.
 - Resulting AMENDMENT
 - 1. One-story detached accessory structures, provided that the floor area does not exceed ~~200~~ 60 square feet.
- DELETE: FIGURE R403.1(2)
 - PERMANENT WOOD FOUNDATION BASEMENT WALL SECTION
- DELETE: FIGURE R403.1(3)
 - PERMANENT WOOD FOUNDATION CRAWL SPACE SECTION

Code Review and Appeals Board Chapter 4 Review Points

- DELETE: TABLE R403.3(2)
 - AIR-FREEZING INDEX FOR U.S. LOCATIONS BY COUNTY
- DELETE: FIGURE R403.3(2)
 - AIR-FREEZING INDEX AN ESTIMATE OF THE 100-YEAR RETURN PERIOD
- DELETE: FIGURE R403.3(3)
 - INSULATION PLACEMENT FOR FROST-PROTECTED FOOTINGS ADJACENT TO UNHEATED SLAB-ON-GROUND STRUCTURE
- DELETE: FIGURE R403.3(4)
 - INSULATION PLACEMENT FOR FROST-PROTECTED FOOTINGS ADJACENT TO HEATED STRUCTURE
- AMEND: R403.1.7.4 Alternate setbacks and clearances.
 - Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.
- DELETE: R404.2 Wood foundation walls.
 - Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3).
- DELETE: R404.2.1 Identification.
 - Load-bearing lumber shall be identified by the grade mark of a lumber grading or inspection agency which has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted. Wood structural panels shall conform to DOC PS 1 or DOC PS 2 and shall be identified by a grade mark or certificate of inspection issued by an approved agency.
- DELETE: R404.2.2 Stud size.
 - The studs used in foundation walls shall be 2-inch by 6-inch (51 mm by 152 mm) members. When spaced 16 inches (406 mm) on center, a wood species with an Fb value of not less than 1,250 pounds per square inch (8619 kPa) as listed in ANSI AWC NDS shall be used. When spaced 12 inches (305 mm) on center, an Fb of not less than 875 psi (6033 kPa) shall be required. R404.2.3 Height of backfill. For wood foundations that are not designed and installed in accordance with AWC PWF, the height of backfill against a foundation wall shall not exceed 4 feet (1219 mm). When the height of fill is more than 12 inches (305 mm) above the interior grade of a crawl space or floor of a basement, the thickness of the plywood sheathing shall meet the requirements of Table R404.2.3.
- R404.2.4 Backfilling.
 - Wood foundation walls shall not be backfilled until the basement floor and first floor have been constructed or the walls have been braced. For crawl space construction, backfill or bracing shall be installed on the interior of the walls prior to placing backfill on the exterior.

Code Review and Appeals Board Chapter 4 Review Points

- R404.2.5 Drainage and damp proofing.
 - ~~Wood foundation basements shall be drained and dampproofed in accordance with Sections R405 and R406, respectively.~~
- R404.2.6 Fastening.
 - ~~Wood structural panel foundation wall sheathing shall be attached to framing in accordance with Table R602.3(1) and Section R402.1.1.~~
- DELETE: TABLE R404.2.3
 - ~~PLYWOOD GRADE AND THICKNESS FOR WOOD FOUNDATION CONSTRUCTION (30 pcf equivalent fluid weight soil pressure)~~
- DELETE: R405.2 Wood foundations.
 - ~~Wood foundations enclosing habitable or usable spaces located below grade shall be adequately drained in accordance with Sections R405.2.1 through R405.2.3.~~
- DELETE: R405.2.1 Base.
 - ~~A porous layer of gravel, crushed stone or coarse sand shall be placed to a minimum thickness of 4 inches (102 mm) under the basement floor. Provision shall be made for automatic draining of this layer and the gravel or crushed stone wall footings.~~
- DELETE: R405.2.2 Vapor retarder.
 - ~~A 6-mil-thick (0.15 mm) polyethylene vapor retarder shall be applied over the porous layer with the basement floor constructed over the polyethylene.~~
- DELETE: R405.2.3 Drainage system.
 - ~~In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be not less than 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), shall extend not less than 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system or to daylight.~~
- DELETE: R406.3 Damp proofing for wood foundations.
 - ~~Wood foundations enclosing habitable or usable spaces located below grade shall be dampproofed in accordance with Sections R406.3.1 through R406.3.4. R406.3.1 Panel joint sealed. Plywood panel joints in the foundation walls shall be sealed full length with a caulking compound capable of producing a moisture proof seal under the conditions of temperature and moisture content at which it will be applied and used.~~
- DELETE: R406.3.2 Below-grade moisture barrier.
 - ~~A 6-mil-thick (0.15 mm) polyethylene film shall be applied over the below-grade portion of exterior foundation walls prior to backfilling. Joints in the polyethylene film shall be lapped 6 inches (152 mm) and sealed with adhesive. The top edge of the polyethylene film shall be bonded to the sheathing to form a seal. Film areas at grade level shall be protected from mechanical damage and exposure by a pressure preservative treated lumber or plywood strip attached to the wall several inches above finished grade level and extending approximately 9 inches (229 mm) below grade. The joint between the strip and the wall shall be caulked full length prior to fastening the strip to the wall. Where approved, other coverings appropriate to the architectural treatment shall be permitted to be used. The polyethylene film shall extend down to the bottom of the~~

Code Review and Appeals Board Chapter 4 Review Points

~~wood footing plate but shall not overlap or extend into the gravel or crushed stone footing.~~

- DELETE: R406.3.3 Porous fill.
 - ~~The space between the excavation and the foundation wall shall be backfilled with the same material used for footings, up to a height of 1 foot (305 mm) above the footing for well drained sites, or one half the total back fill height for poorly drained sites. The porous fill shall be covered with strips of 30-pound (13.6 kg) asphalt paper or 6-mil (0.15 mm) polyethylene to permit water seepage while avoiding infiltration of fine soils.~~
- DELETE: R406.3.4 Backfill.
 - ~~The remainder of the excavated area shall be backfilled with the same type of soil as was removed during the excavation.~~
- R502.11.1 Design.
 - Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional.
 - **Jeff and Jim Champaign has a limitation that headers or beams less than 6' do not need to be designed by a licensed professional. Is this an applicable distance or should we require all headers and beams be LP designed?**
 - **Champaign Language:**
 - Headers, beams and girders supporting engineered wood joists must be designed by a licensed design professional when the span of the headers or beams exceeds six (6) feet. The design professional must certify that the header or beam design is within the deflection tolerances of the engineered wood joists it supports.
 - ADD: Exception: Engineered wood beams and girders as part of an engineered floor or roof package that is designed under the direct supervision of a licensed design professional.
- DELETE: SECTION R504 PRESSURE PRESERVATIVETREATED WOOD FLOORS (ON GROUND)
 - ADD: Wood floors on the ground are prohibited.
- AMEND: R506.2.2 Base.
 - ~~DELETE: Exception: A base course is not required where the concrete slab is installed on well drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1.~~