

CHAPTER II-MINIMUM PLANNING REQUIREMENTS

SECTION 200 – LIGHT, VENTILATION & SAFETY:

A. General:

1. Install windows in outside walls to provide natural light and ventilation in all habitable rooms.
2. Windows in habitable rooms, whose areas provide the light and ventilation necessary to comply with the following requirements, are considered required windows. All windows in addition to these, and also windows in rooms other than habitable rooms, are considered non-required windows.
3. The area of glazed portions of doors located in exterior walls may be included when necessary in determining compliance with the above requirements.

B. Habitable Rooms:

Rooms designed to be used for living, sleeping, eating or cooking, not including basement recreation rooms. (See Section 200-J)

1. Insect screens: Shall be installed, for ventilated portions of all windows in all exterior walls, in all residential buildings.
2. Storm sash: Shall be installed, in all window openings in exterior walls, in all residential buildings. Insulating glass and weather stripping of sash will be accepted in lieu of storm windows.
3. Emergency escape: Every sleeping room below the fourth story in occupancies in Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The Units shall be operable from the inside without the use of special knowledge, separate tools or force greater than that which is required for normal operation of the window. Where windows are provided as a *means of egress* or rescue, the windows shall have the bottom of the clear opening not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet (0.53 m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
4. Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the window.

Exceptions:

a. The minimum net clear opening for grade floor windows shall be 5 square feet (0.47m²).

b. An outside window or an exterior door for emergency escape is not required in buildings where the sleeping room is provided with a door to a *corridor* having access to two remote *exits* in opposite directions.

c. An outside window or an exterior door for emergency escape is not required in buildings equipped throughout with an *automatic sprinkler system* in accordance with **International Building Code 2006 Section 903**

C. Borrowed Light and Ventilation Between Rooms:

1. Unless separately lighted and ventilated by windows which provide the required areas, the floor area of two habitable rooms may be combined in computing required light and ventilation area.
2. The common wall between such rooms shall contain an opening, the area of which shall be not less than 80 percent of the area of the wall separating these rooms.

D. Bathrooms and Water Closet Compartments:

1. Provide ventilation in or near ceiling with continuous metal (or other approved material) duct connection to outside air, and with a mechanical exhaust fan having a capacity equal to not less than one (1) CFM per square foot

E. Open Basements:

1. Provide light and ventilation by windows or doors, in exterior walls with both glazed and ventilating area not less than 1 percent of the floor area.
2. Where window or drain openings are provided below grade, protect with metal gratings.

F. Utility Room Ventilation:

1. Window or doors, in exterior walls with ventilating area not less than 5 percent of floor area; or
2. Metal duct or ducts to outside area minimum total free area 2 percent of floor area, with metal louvers and insect screen.

G. Heater Rooms:

Heater rooms are enclosed rooms or areas where the central heat producing device is located.

1. Ducts, or openings, to be screened and to have total free area equal to 1 square inch for each 4,000 B.T.U. per hour of input rating of all appliances in the enclosure when communicating directly without ducts to the outdoors or 1 square inch for each 2,000 B.T.U. per hour of input rating of all appliances in the enclosure when ducts are used to the outdoors. There shall be two (2) such openings, or ducts, one located or near the floor and one in or near the ceiling.
2. Install a minimum of two (2) properly placed sprinkler heads off of the domestic water system in the area of the heat unit and water heater.

H. Crawl Spaces:

Area beneath the bottom of floor joists and the ground below.

1. All crawl spaces under houses without basements and other unexcavated spaces under porches, breezeways and patios or other appendages shall be ventilated by openings in the foundation walls. Such spaces shall be provided with access panels so that they may be easily inspected. The vent openings shall have a net area not less than 2 square feet for each 100 linear feet of exterior wall, plus 1/3 square foot for each 100 square feet of exterior wall, plus 1/3 square foot for each 100 square feet of crawl space. Openings shall be arranged to provide cross ventilation and covered with corrosion resistant wire mesh, not less than 1/4 inch nor more than 1/2 inch in any dimension. No unventilated, inaccessible spaces shall be permitted except when used as a plenum chamber for heating systems approved by the Building Official.
2. In crawl spaces ground shall be covered with 4 inches of coarse granular material (sand, gravel, or stone) reasonably level over which a vapor barrier or minimum 4 mil polyethylene film or better (or material of equal perm rating) lapped 4 inches. Extend up foundation wall 6 inches. 2 inches of rough finished concrete can be used in lieu of the vapor barrier.

I. Attic and Other Enclosed Spaces

1. To eliminate the problem of moisture condensation on roof framing in cold weather and to permit the escape of heat in hot weather, ventilation of all spaces is required.
2. For gable roofs, where screened louvers generally are provided, the net area of the opening shall be 1/300 of the area of the ceiling below. When a 3/4 inch slot is provided beneath the eaves, the ventilating area may be reduced to 1/900.

3. For all hip roofs provided a screened slot, not less than 3/4" wide (or screened metal grilles) beneath all eaves, and screened metal ventilators at or near the peak of the roof. The area of outlet (peak) ventilators shall be not less than 1/1600 of the area of the ceiling below. The area of inlet, if slots are provided shall be equal to not less than 1/900 of the ceiling area. If individual grilles are provided in eaves, there shall be not less than two (2) grilles between hips or between hip and valley, or between valleys; to total net area of grilles shall equal not less than 1/300 of the area of the ceiling. Grilles shall be so located as to provide positive ventilation in all eaves and over all insulated ceiling areas.
4. For flat roofs, cathedral or vaulted type ceilings, blocking and bridging shall be arranged to prevent interference with movement of air. Such roofs may be ventilated along overhanging eaves on the basis of net area of opening equal to 1/250 of the area of the ceiling below.
5. Vents or ducts from kitchens, baths or laundry rooms shall not discharge into attic spaces, but shall discharge thru metal roof-jacks or metal louvers to the exterior of building. Jacks and louvers shall be protected with insect screens.
6. When in commercial combustible non-sprinklered construction it is necessary to provide complete protection of combustible concealed ceiling spaces and must be protected with a minimum of 5/8th inch, type x drywall on the bottom cord of all trusses.

J. Basement Recreation Rooms:

1. Basement recreation rooms with finished floor 3'6" or less below the adjoining outside finished grade shall comply with Section 202; basement recreation rooms with finished floors in excess of 3/6" below grade shall comply with Section 200-E.
2. Recreation rooms with finished floor 3'6" or more below grade shall not be used as sleeping rooms.

K. Unfinished Rooms:

Whenever a building is to be constructed which will include an unfinished room other than the basement, before a building permit is issued the applicant must acknowledge in writing the room or rooms which will be left unfinished. Further, before any occupancy permit is issued for such building, the owners (and occupants if different) must acknowledge in writing that any future improvements to such room or rooms must comply with all Building Code requirements of the Village of Tinley Park, that such improvements cannot be commenced until a building permit has been issued for such work, and further that the owners (and occupants if different) acknowledge that any damage to the unfinished room could constitute a fire hazard threatening their own personal safety and that any such damage shall be repaired as soon as possible after the damage occurs. The

owners must also agree in writing that these conditions shall be recorded with the Recorder of Deeds (or registered with the Registrar of Deeds, if applicable) by the Title holder within 30 days of closing.

SECTION 201 - SPACE REQUIREMENTS:

A. Minimum square footage requirements:

1. The minimum useable floor areas for residential occupancies are as follows. There may be special conditions within the Village of Tinley Park's Zoning Ordinance and within the Tinley Park Comprehensive Building Code.
2. Single family detached per Zoning District (R-3 Use Group).
 - a. R-1, 3,500 square feet
 - b. R-2, 2,800 square feet
 - c. R-2, 2,300 square feet for ranch style
 - d. R-3, 2,500 square feet
 - e. R-4, 2,000 square feet
3. Single family attached and semi-detached (R-3 Use Group). 1,200 square feet plus 200 square feet for each bedroom over (3) three.
4. Two family detached (R-3 Use Group). 1,300 square feet.
5. Multiple family (R-2 Use Group) exclusive of halls, stairways or other common areas.
 - a. Efficiency or one bedroom, 800 square feet.
 - b. Two bedrooms, 1,000 square feet.
 - c. Three bedroom, 1,200 square feet
 - d. Four bedroom, 1,400 square feet.
6. Senior housing.
 - a. 300 square feet per dwelling unit.
 - b. 600 square feet overall per dwelling unit when common area of the facility is included and divided among the dwelling units.
7. Single Family Residences shall include a minimum of two (2) Bedrooms, one (1) Bathroom, and the following types of spaces, either singly or in combination: Living, Dining, and Cooking Areas.
8. The minimum floor area shall be increased according to the following Schedule:

- a. For each additional bedroom over two (2), increase minimum area one hundred (100) square feet plus any Code required closets.
- b. For each additional Powder Room, half Bath, 3/4 Bath, or Full Bath over one (1), increase minimum area forty (40) square feet.

B. Minimum room sizes:

Except as otherwise provided by ordinance, rooms for the following uses shall meet the standards specified below.

<u>Area</u>	<u>Minimum Square Feet</u>
1. Living, dining, cooking:	
a. Living, dining and cooking when in one room (includes area occupied by equipment)	220
b. Living, dining, when in one room	180
c. Living only in one room, when dining space is provided in kitchen or separate room.	160
d. Kitchen cooking only (including area occupied by equipment)	60
e. Dining only	100
f. Family or Recreation Room	180
2. Sleeping:	
a. Major bedroom	120
b. Other sleeping rooms	100

3. Bathroom:

Size should be adequate for water closet, lavatory, and tub or shower. The water closet may be located in a separate compartment adjoining the bathroom.

- a. Arrange fixtures so that door will swing not less than 95 degrees when open.
- b. There shall be no opening between a room in which a water closet (toilet, urinal or bidet) is located and a room in which food is prepared or stored.

4. Minimum room dimensions:

Habitable rooms, except kitchens and bathrooms shall not have any horizontal dimension less than 10'0".

5. Halls and Passages:

Minimum width 3'0", arranged to permit access of furniture.

C. General Storage:

This storage shall be in addition to required closets and kitchen storage space.

1. For single family residences provide minimum total volume (interior and exterior storage) 200 cubic feet plus 75 cubic feet for each bedroom.

2. For multiple units conform to following schedule:

1 bedroom and 1 bedroom	=	150 cubic feet
2 bedroom	=	200 cubic feet
3 bedroom	=	250 cubic feet
4 bedroom	=	300 cubic feet

Not less than one third (1/3) of the total general storage space shall be located within the living unit.

3. Common storage rooms are acceptable only under following conditions:

a. Space must be clean and dry.

b. The space shall be appropriately divided into compartments or closets, for each living unit. Spaces less than 4'0" high or portions over 8'0" high shall be included in the required volume.

D. Bedroom Closets:

Provide each bedroom with at least one closet or wardrobe having a minimum:

1. Depth: 1 foot 10 inches

2. Floor area: 5 square feet

3. Heights: 6 feet

SECTION 202 – HABITABLE BASEMENT ROOMS:

A. Comply with requirements for habitable rooms with respect to privacy, light, ventilation, floor area and ceiling height.

B. Finish Floor below the adjoining outside finish grade:
Maximum, 3'6". Exception - Recreation Rooms are permitted below this limit.

C. Escape Areaways, Window Wells:

1. Minimum width measured perpendicular to face of building wall, 3 feet. Head of window, in all cases, to be at or above top of area wall.

Exception: Escape windows not required when two (2) or more stairways lead out of the basement.

2. Provide drain and connect to sub-soil drainage system and/or discharge to storm water system.

SECTION 203 – PORCHES & TERRACES:

- A. Provide guardrails on exterior steps of more than 3 risers to porches or terraces above or below grade.

SECTION 204 – INGRESS & EGRESS:

A Access

1. Living Units: Each living unit, having one or more bedrooms shall be provided with two means of access, as remote as possible from each other, without passing thru any other living unit. A living unit may have one means of access if it opens to a hall or passage having two (2) remote means of egress to outside, or two (2) remote vertical means of egress.
2. Attics. Provide access to attics by means of scuttles, minimum 22" x 30" disappearing or built-in stairways. Required scuttles not permitted in closet ceilings which do not comply with 204 A 4 (below.)
3. Crawl Spaces. Provide access of not less than 30 inches wide by 24 inches high to permit access to all utilities.
4. Access scuttles to areas above ceilings, and below floors shall be located in areas where free and unencumbered access is always available.
5. Basements. Provide direct access to outside by a door, or a window having an openable area at least 2 feet wide and 30 inches high, stool not more than 3 feet above floor. Where basement stairway is within 5 feet of exterior entrance door this will constitute direct access.
6. A basement stairway leading directly to garage is not permitted unless stair is enclosed with a 1 hour rated partition, and with a 1 hour rated (or 1-3/4 inch thick solid core wood) door and has not less than a 4 inch high concrete curb and sill all around the stair opening.

B. Privacy:

1. Bedrooms:
 - a. Each bedroom to have access to a bathroom without passing through another bedroom.
 - b. Each habitable room to have access to each other habitable room without passing through a bedroom.
2. Non-acceptable bathroom arrangements:
 - a. Bathroom opening directly into a kitchen.
 - b. Bathroom providing sole access to any other room.
 - c. Bathroom in the basement as the only one serving a living unit.

SECTION 205 – CEILING HEIGHTS:

- A. Minimum Ceiling Heights:
 1. Basements: 7'6" clear under joists. Recreation Rooms must have 7'6" clear height for at least 80% of the floor area, with a minimum of 6'6" clear for the remaining 20% floor area.
 2. Main floor of any living unit" 8'0" clear for at least 75% of the total floor area.
 3. Areas other than main floor: 7'6" clear; under sloping roofs, 7'6" for not less than 50% of floor area having 5 feet or more headroom.

SECTION 206 - DOORS:

- A. Exterior Doors
 1. Minimum sizes:
 - a. Main entrance doors: 3' 0" wide.
 - b. Service entrance doors: 2' 8" wide.
 - c. Height: 6' 8".
 - d. In buildings occupied by two (2) to five (5) families, no required exit door opening shall be less than 3' 0" x 6' 8".
- B. Interior Doors:
 1. Provide a door for each opening to a bedroom, bathroom, and toilet compartment.

2. Minimum sizes:
 - a. All habitable rooms: 2' 6" wide by 6' 8" high.
 - b. Bathrooms: 2' 4" side by 6' 8" high.
 - c. Powder rooms: 2' 2" wide and 6' 4" high.

SECTION 207 – STAIRWAYS:

Within individual dwelling units of Residential Occupancies only

A. Design and Location:

1. Headroom: Continuous clear headroom measured vertically from front edge of tread to a line parallel with stair run, minimum 6' 6".
2. Width:
 - a. Main stairs: Minimum 2'9" clear of handrail.
 - b. Basement stairs: Minimum, 2'6" clear of handrail.
3. Treads: Minimum run, 9 ½", clear of tread above. Minimum tread 10 1/4".
4. Rise: 7-3/4" maximum for main stair; 8" maximum for basement stair. All risers to be the same height in any one story.
5. Winders: (Permitted in single family residences only)
Tread width 15" from covering end shall at least equal tread width on straight stair run unless a width of tread at converging end is 6" or more.
6. Landings:
 - a. Width equal to that of stair.
 - b. Vertical rise: No stairway shall have a height rise of more than ten (10) feet between landings.
7. Handrail: Install continuous handrail on at least one side of each run on all stairways extending at grasp level on lower floor or landing to grasp level on upper floor or landing without interruption by any means necessitating a change of handhold while traversing said stairway run. The grasp level shall remain a constant height paralleling the stair run and any side directional change shall not be greater than thirty (30) degrees from the direction of the stair run viewed vertically. Maximum width and depth of handrails shall be 2 ½", unless shaped to provide a secure handhold.

8. Exterior Stairs: Minimum width of stair 36" clear of handrails. Minimum run clear of tread above 10 ½", maximum rise 7 ½".
 9. Enclosure of Stairways: In all multiple dwellings exceeding 2 units, or 2 stories in height, all corridors and stairways which are required means of access as noted in Section 204, or which provide the only means of access to any multiple unit or basement shall be enclosed with two hour (2 hr.) fire resistive walls. All openings from these stairs shall be protected with U.L. Class "B" opening protection devices, including approved closing devices.
- B. Guardrails to be provided when steps extend more than 24 inches above or below grade.
- C. Provide guardrails on exterior steps of more than 3 risers to porches or terraces above or below grade.

SECTION 208 – FIREWALLS, FLOOR AREAS & EXTERIOR WALL CONSTRUCTION

- A. Provide two (2) hour fire resistive walls and floor construction without openings between living units of duplex, row or another type of multiple family dwellings which exceed two (2) dwellings per building and/or two (2) stories in height. Materials used in floor and wall construction shall have a National Board of Fire Underwriters (U.L.) rating, or a rating from another acceptable, nationally recognized rating agency, of at least two (2) hours fire resistance, and the construction assembly test numbers shall be so certified to on the permit drawings. Masonry, fire resistive walls shall be required, and wood floor joist and wood or metal stud wall framing systems shall not be permitted.
1. Firewalls shall extend thru crawl spaces and attic spaces.
 2. Fire walls and party walls shall be constructed of approved, noncombustible masonry material. The wall shall have sufficient structural stability under fire conditions to allow collapse of construction on either side of the wall without collapse of the wall.
 3. Sound transmission thru vertical or horizontal separations between living units, and/or between living units and/or enclosed public spaces, shall be not less than STC 50 (Sound Transmission Class, as rated by Gypsum Association). All openings i.e., electrical outlets, etc. shall be boxed, or enclosed, with sound deadening material so that the completed assembly will not transmit more sound than transmitted by a STC 50 assembly.
 4. Exterior wall construction in all buildings with dwellings that are located one above another shall be of solid masonry. Brick veneer construction shall not be permitted.
 5. Provide wall and floor construction between dwellings of two family duplex buildings of one hour (1 hr) U.L. approved construction.

6. In all single family detached, single family attached and in all single family semi-detached dwellings, exterior walls shall be constructed of face brick, decorative stone, or other approved masonry products. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.
7. All through penetrations of required fire separations/walls and floors must meet the required fire rating of the proposed assembly, according to a nationally recognized standard for through penetrations.
8. All other uses not indicated above to have a one (1) hour tenant separation.
9. All walls in Use Group R-1 shall have a minimum fire resistance rating of one (1) hour.
10. All walls in Use Group R-1 shall have a minimum fire resistance rating of one (1) hour
11. All other uses not indicated above in multi story buildings to have a one (1) hour fire resistance rated tenant floor separation assembly.
12. In Use Group R-1 and R-2 where masonry fire resistance rated walls are required wood floor joists framing system shall not be permitted.

B. Masonry Requirements

1. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Buildings measuring up to 3,000 square feet should be constructed with a 100% of exterior materials being face brick.
2. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Buildings measuring 3,001- 40,000 square feet should be constructed with a minimum of 75% of exterior materials being face brick with the remaining balance of materials being masonry.
3. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Buildings measuring 40,001- 80,000 square feet should be constructed with a minimum of 60% of exterior materials being face brick with the remaining balance of materials being masonry.
4. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Buildings measuring 80,001 square feet or larger should be constructed with a

minimum of 25% of exterior materials being face brick with the remaining balance of materials being masonry. However, concrete block may not account for more than 30% of the exterior building material.

5. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments.
6. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Any architectural treatments should be of a color approved during the review process.
7. All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments.

Possible Architectural Treatment Materials:

architectural steel
stone
glass exposed aggregate panels
extruded or architecturally finished concrete
steel
wood
equivalent or better materials or any combination of the above.
Adhered masonry veneer minimum thickness .25 inches (interior use only)

8. In regards to additions, if the dwelling unit's first floor is made of face brick on all sides, any size addition shall be constructed of face brick.
9. If the dwelling unit is made of siding or other such material, an addition shall be constructed of matching material so as to fit into the architectural context of the subdivision.
10. If the dwelling is a split level, made of brick and siding, any part of the addition visible from the front of the property must be constructed to match the existing building materials on the front façade. Any part of the addition not visible from the front of the property must be constructed of a matching material to the original split level, but does not necessarily have to be of face brick.
11. If the addition covers more than one facade of the building or if the addition is large enough to be considered a complete remodel, the makeup of the building material shall adhere to the following guidelines.
 - a. If the subdivision is of predominantly brick dwelling units the addition shall be constructed of brick.
 - b. If the subdivision is of primarily brick buildings, and the structure is made of both brick and another allowable material, the addition

should be made of whatever material makes up the majority of the building's outer walls.

- c. If the subdivision consists of predominantly brick dwellings but the original structure is entirely made of siding or other such allowable material the addition may be made of matching material as long as it fits into the architectural contexts of the subdivision.

- 12. In Use Group R-1 and R-2 where masonry fire resistance rated walls are required wood or metal stud framing system shall not per permitted.

C. FIRE RESISTANCE TATINGS

**TABLE 601
FIRERESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
(hours)**

BUILDING ELEMENT ^{g,i}	Type I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Structure frame ^a	3 ^b	3 ^b	1	0	1	0	HT	1	0
Bearing walls									
Exterior ^f	3	2	1	0	2	2	2	1	0
Interior	3 ^b	2 ^b	1	0	1	0	1/HT	1	1
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior ^e	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor construction Including supporting beams and joists	2	2	1	0	1	0	HT	1	0
Roof construction ^h Including supporting beams and joists	1½ ^{c,i}	1 ^{c,i}	1 ^{c,d}	0 ^{c,d}	1 ^{c,d}	0 ^{c,d}	HT	1 ^{c,d}	0

- a. The structural frame shall be considered to be the columns and the girders, beams, trusses and spandrels having directly connections to the columns and bracing members designed to carry gravity loads. The members of floor or roof panels which have no connection to the columns shall be considered secondary members and not a part of the structural frame.
- b. Roof supports: Fire resistance ratings of structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- c. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking, where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- d. In all occupancies, heavy timer shall be allowed where a 1-hour or less fire resistance rating is required.
- e. Not less than the fire resistance rating required by other sections of this code.

- f. Not less than the fire resistance rating based on fire separation distance (see Table 602).
- g. See Section 501.3 of the IBC for additional fire rating and construction materials.
- h. Wood roof trusses/framing may be used in Use Group R-2 and up to 2 stories in Use Group R-1.
- i. Tenant separation walls shall be 2 hours for Use Groups R-2 and R-3 attached, and 1-hour for other uses unless this code as amended requires additional ratings. The tenant walls shall be continuous from floor to floor/roof deck above.

Table 602^d

**FIRERESISTANCE RATING REQUIREMENTS FOR EXTEIOR WALLS
BASED ON FIRE SEPARATION DISTANCE^{a,e}**

FIRE SEPARATION DISTANCE (feet)	TYPE OF CONSTRUCTION	GROUP H	GROUP F-1, M, S-1	GROUP A, B, E, F-2, R^{b,e}, S-2, U^b
< 5 ^c	All	3	2	1
< 10	IA	3	2	1
	Others	2	1	1
≥ 10	IA, IB	2	1	1 ^d
	IIB, VB	1	0	0
	Others	1	1	1 ^d
≥ 30	All	0	0	0

- a. Load-bearing exterior walls shall also comply with the fire resistance requirement of Table 601 and Section 501.3
- b. Group R-3 and Group U when used as accessory to Group R-3, as applicable in Section 101.2 of the IBC shall not be required to have a fire resistance rating where fire separation distance is 10 feet or more. Also see Section 406.1.2 of the IBC for Group U occupancies
- c. See Sections 501.3 and Section 705.1.1 of the IBC for party walls.
- d. Open parking garages complying with Section 406 of the IBC shall not be required to have a fire resistance rating.

See Section 501.3 of the IBC for exterior walls for R-1 and R-2 uses.

D. Materials. Fire and party walls shall be of any approved noncombustible masonry material

Exception: Buildings of Type V construction

E. Stepped buildings. Where a firewall serves as an exterior wall for a building and separates buildings having different roof levels, such wall shall terminate at the highest roof level and openings shall be protected by approved opening protectives.

F. General. The following wall assemblies shall comply with this section, and Chapter 5 of the International Building Code 2006 as amended.

- 1. Walls separating sleeping units in Group R-1 hotel occupancies.

2. Walls separating tenant spaces in covered mall buildings as required by Section 402.7.2.
3. Walls separating tenant spaces in other than Group R. The wall is to be continuous through connected spaces.
4. Corridor walls as required by Section 1017.1.
5. Elevator lobby separation as required by Section 707.14.1
6. Residential aircraft hangers.

G. Materials. The walls shall be of materials permitted by the building type of construction and/or amended by Chapter 5 of the International Building Code 2006.

H. Fire resistance ratings. Fire partitions shall have a fire resistance rating of not less than one (1) hour unless noted elsewhere in this code as amended. Also see Chapter 5 of the International Building Code 2006.

I. Continuity. Fire partitions between tenant spaces, exit access corridors, common areas and similar areas shall extend from the foundation and or floor up to the underside of the floor/roof deck above.

J. General. Floor and roof assemblies required to have a fire resistance rating shall comply with this section, chapter and Chapter 5 of the International Building Code 2006 as amended.

SECTION 209 – MINIMUM ROW HOUSE WIDTH:

The width of a row of duplex dwelling measured between the interior finished surfaces of party walls or end walls shall be not less than 15 feet.

SECTION 210 – WEATHER TIGHTNESS:

All building enclosures shall be made weather-tight. Enclosure shall be designed to shed water from rain or snow without leaking or shall be made waterproof.

A. Exterior Weather Boarding, Veneers and Condensation:

To secure weather-tightness in framed walls and other unoccupied spaces, the exterior walls shall be faced with an approved weather-resisting covering properly attached to resist wind and rain. The cellular spaces shall be so ventilated as not to vitiate the fire-stopping at roof, attic and roof levels or shall be provided with interior non-corrodible vapor type barriers complying with the approved rules; or other means shall be used to avoid condensation and leakage of moisture. The following materials shall be acceptable as approved weather coverings of the nominal thickness specified installed over approved sheathing.

Brick masonry veneers	4 inches
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Stone veneers	4 inches
Stucco or exterior plaster	3/4 inch
Wood siding	3/4 inch
Exterior plywood	5/8 inch
Aluminum siding	.019 inch
Hardboard siding	1/4 inch
Rigid PVC siding	.035 inch

- B. Roof eaves at sloping roofs shall be so designed and constructed as to prevent leakage due to ice build-up at the eaves. In residential, roof eaves shall overhang the walls not less than eight inches (not including the width of the gutter). Soffits of eaves may be closed, but shall not pitch toward the wall.

SECTION 211 – GUARANTY/WARRANTY:

- A. All builders, developers, contractors and sub-contractors shall guaranty, in writing, all of their work to be free from all defects of material and/or workmanship for a period of one year from the date of occupancy of any building, dwelling or addition thereto, or from the date of completion of the erection of any structure, enclosure or addition thereto, unless the manufacturer's standard warranty is for a longer period. In such case the longer period shall apply. Copies of all manufacturer's warranties or guarantees shall be delivered to the purchaser.
- B. All materials, systems, equipment, devices or components which are a part of or which service any building, structure, dwelling, enclosure, addition or improvement, shall be installed and shall function according to the manufacturer's written instructions and recommendations, and in absence thereof shall be installed and shall function in accordance with the generally accepted standards of the industry or trade which manufacturers, installs or provides such components of the building, structure, dwelling, enclosure or addition thereto.
- C. Defects Excluded From Guaranty:
1. The purchaser has supplied defective design or materials to the builder, contractor or sub-contractor.
 2. Defects that have been caused by normal wear and weathering.
 3. Normal shrinkage, or normal settlement occurs.
 4. The purchaser has failed to maintain adequate ventilation and has caused abnormal dampness or condensation.

5. Disputes over landscaping, other than finish grades.
 6. The purchaser has been negligent in properly maintaining and operating the home, dwelling, building, structure, enclosure or addition thereto.
 7. The purchaser suffers loss caused by fire, explosion, or other Acts of God.
 8. Insect damage occurs.
 9. Small hairline cracks in foundations or slab, which do not leak water. See Section 303-3 for cracks which allow infiltration of water.
 10. Small cracks in walks, slabs, driveways or other flat work on grade.
 11. Surface flaking when caused by de-icing salts or mechanical abuses.
 12. The purchaser suffers secondary damage, such as property damage or personal injuries resulting from the defect.
 13. There has been a technical breach of approved standards, but no actual damage has occurred or is likely to occur.
- D. All developers, builders, or general contractors, when requesting a Certificate of Occupancy, and all contractors and sub-contractors when requesting final approval for any structure, enclosure or addition thereto, shall furnish the building department with a signed statement that he has furnished, to the purchaser, a written guarantee in compliance with foregoing paragraphs A & B. Evidence that purchaser has been furnished a Home Owner's Warranty, or approval equal, shall be considered as meeting requirement of paragraph A above, relative to dwellings.
- E. All claims for defects under this guarantee shall be made by purchaser, in writing, to the developer, general contractor, or builder from whom the dwelling or building was purchased, or, in the case of a structure, enclosure, or addition thereto, to the contractor who installed, constructed or erected said structure, enclosure or addition thereto. A copy of such claim shall be furnished to the Village building department. All claims of a breach of warranty shall be made by purchaser, in writing, to the Village building department.
- F. Developers, buildings, contractors and sub-contractors who fail to make corrections, replacement or repairs in accordance with this warranty shall be subject to revocation of their license to do business in the Village of Tinley Park. Said license revocation shall be in addition to, and not in lieu of, any other remedies which may be available under the provisions of this Tinley Park Comprehensive Building Code or the Tinley Park Municipal Code.

SECTION 212 –OFF SITE ASSEMBLY:

If the buildings, or any major components thereof, (in which the construction, plumbing, or electrical work cannot be inspected at the building site) are manufactured or constructed off the building site, developer (or builder) shall reimburse the Village for all costs incurred by the Village, including transportation, per diem and salary to maintain part-time and full-time inspection to be made at the place of fabrication, as may be deemed necessary by the Building Commissioner of the Village.

Major components shall be construed to mean, but not be limited to, entire buildings or sections of buildings, modular rooms, floors, walls, partitions, ceilings or roof structures.

SECTION 213 – PRIVATE DETACHED GARAGES:

A. Single Family Detached Garages:

Total floor area shall not exceed 720 square feet and length or width shall not exceed 34 feet.

B. All Other Detached Garages:

1. All other detached garages not exceeding 720 square feet and length or width not exceeding 34 feet may comply with construction requirements for Single Family Detached Garages.
2. Detached garages exceeding size and/or area requirements in Sections 213 A or 213 B.1 shall meet the following minimum requirements:
 - a. Must be divided by a 1 hour fire wall into areas not exceeding 720 square feet and length or width not exceeding 34 feet. Fire separation must extend from floor to underside of roof deck.
 - b. Fire treated plywood is required extending a minimum of four (4) feet from either side of the firewall.
 - c. Exterior wall construction must be solid masonry type construction. Wood and metal stud wall framing systems are not permitted for exterior walls.

C: Garages. For additional requirements, see CHAPTER III Section 308

SECTION 214 – ELEVATORS:

A. Elevators in Multi-Story Housing Units:

All Multi- Story Housing Units with three (3) stories, constructed after September 5, 2001, shall be required to have at least one accessible elevator which provides access to each floor, story, and /or level where a dwelling unit is located and to all common areas where residents and /or members of the public are free to go.

B. Conveyances Standards:

All elevators and conveyances shall be designed, constructed, installed, operated, inspected, tested, maintained, altered and repaired in accordance with the Illinois State adapted standards for conveyances and recommended practices.

1. American Society of Mechanical Engineers (ASME)
 - a. Safety Code for Elevators and Escalators (ASME A17.1-2004)
 - b. Guide for Inspections of Elevators, Escalators, and Moving Walks (ASME 17.2-2004)
 - c. Safety Code for Existing Elevators and Escalators (ASME 17.3-2004)
 - d. Safety Standard for Platform Lifts and Stairway Chairlifts (ASME 18.1-2004)
 - e. Standard for the Qualification of Elevator Inspectors (ASME QEI-1-2004)
2. American National Standards (ANSI):
Safety Requirements for Personal Hoists and Employee Elevators (ANSI A10.4-2004)
3. American Society of Civil Engineers (ASCE):
Automated People Mover Standards (ASCE 21-2000)

END OF CHAPTER II