

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. *Basements*, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening.

Where *basements* contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: *Grade* floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be

equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.5 Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a *yard* or court.

Remove 310.2.2

SMOKE ALARMS

R314.1 Smoke detection and notification. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. 12 gauge wire only

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an *approved* supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional *story* of the *dwelling*, including *basements* and habitable attics but not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.

R314.3.1 Alterations, repairs and additions. When *alterations*, repairs or *additions* requiring a *permit* occur, or when one or more sleeping rooms are added or created in existing *dwellings*, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.

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

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

R315.3 Alarm requirements. Single-station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

HOUSES WITH DECKS

Any house that is constructed with an opening for a door that leads to a deck; the deck must be constructed and approved. The opening cannot be put in without a deck. This is required to receive the certificate of occupancy. All decks must be completed before occupancy. All decks must be lagged to the house with joist hangers front and back.

FOOTING: (PIERS) 36" FROST FOOTING

GUARD RAIL: REQUIRES HANDRAIL IF 30 INCHES OR MORE FROM GROUND TO DECK

HEIGHT OF RAILING: NOT LESS THAN 36 INCHES

SPINDLE SPACING-4 INCHES MINIMUM BETWEEN SPINDLES

RAILING OPENING FROM DECK FLOOR TO RAILING MINIMUM 4 INCH OPENING ON BOTTOM

STAIR RISE HEIGHT IS $7\frac{3}{4}$ HEIGHT AND TREAD DEPTH IS MIN 10 INCH

LANDING 3 FT X 3 FT WITH

R311.8 Ramps.

R311.8.1 Maximum slope. Ramps shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3-percent slope).

Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5-percent slope).

R311.8.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps.

2. Where doors open onto ramps.
3. Where ramps change direction.

R311.8.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.8.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.8.3.2 Grip size. Handrails on ramps shall comply with Section R311.7.8.3.

R311.8.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inches (38 mm) between the wall and the handrails.

INSPECTION REQUIREMENTS- 24 HOUR NOTICE SCHEDULED INSPECTION (NO EXCEPTIONS)

There are sequences of inspections that are required. The inspections are determined at the time of building permit approval and are listed on the back of the permit place card. The inspections are mandatory and must be requested in the proper sequence.

Additionally, all building permits require a final inspection before a certificate of occupancy is issued. The certificate of occupancy must be issued prior to any occupancy/use of the building. Occupancy prior to receiving a certificate may result in the matter being referred to The Village of Godfrey attorneys for legal action.

The plumbing inspector must inspect all plumbing in residential construction.

STAIRWELL, OPENINGS, PROTECTION DURING CONSTRUCTION

All open stairwells or other openings where a safety hazard exists, must be protected during construction, I.E. handrails, etc.

There should be easy accessibility to enter construction area for inspections.

APPLICATION REQUIREMENTS

General Application Requirements

A building permit application must be completed, permanent parcel I.D. number; owners name, address and phone number; contractors name, address and phone number; license number for plumber, sewage disposal installer and roofing contractor.

One set of plans must be submitted indicating the floor plan including dimensions and location of doors and windows.

A plot plan must be provided indicating the precise dimensions of the property and the location of proposed structures. It is the owner's responsibility to verify exact property lines during construction to assure that set back requirements are met

24 hour notice to schedule inspection is required

OTHER APPLICATION REQUIREMENTS

Truss Designs

Truss designs must be by an architect or structural engineer that is licensed and registered in the state of Illinois.

Floor Designs

All engineered Flooring (TGI's Power joists, etc) designs must submit a flooring design drawing.

GENERAL BUILDING REQUIREMENTS

Building Code

The Village of Godfrey has adopted the 2009 International Building Codes, 2009 Edition. The codes, as well as all of their referenced supplemental codes shall be utilized for all building in addition to the requirements set forth in this document.

BUILDING SETBACKS

All proposed buildings must conform to setback requirements as designated by Village of Godfrey Zoning Districts. Most zoning districts Detached accessory buildings have the setbacks of 5 feet from the side of property line 7 1/2 from the rear property line.

PLUMBING CODE

The 2009 edition of the Illinois State Plumbing Code, in its entirety, is the code that The Village of Godfrey uses which sets forth the criteria for the installation of all plumbing.

FOOTINGS

Single Story 16" x 8" Minimum
Two Story 20" x 10" Minimum
A Minimum of 16" x 36" Frost Footings
Decks 36" Pier holes

ELECTRICAL CODES

All wiring in the building must conform to the National Electrical Code as to size.

No wiring less than #12 copper shall be used.

In high hazard areas all wire shall be encased in galvanized steel conduit.

Separate grounds are required on all switches and receptacles in kitchen, baths, basements and garages. (GFI's)

All single-family residential electrical services must be a minimum of 100 AMP.

Wiring must be bored through floor joists areas of 30 inches or more of vertical height.

For 100 AMP, 200 AMP, 300 AMP services, the amperage rating of the meter base, the wiring, and the breaker(s) must be equal.

All wires to the ground rod must be connected to the neutral in the meter base (s). The wiring needed for ground is as follows: #6 for 100 AMP; #4 for 200 AMP; #2 up to 250 AMP; #0 up to 400 AMP.

Ground rods: Copper ground rods are required and must be a minimum of eight feet long to a maximum of ten feet long.

Conduit: Rigid conduit is required on overhead services from the meter base to the weather head. PVC conduit is allowed on underground services and anything below the meter base including ground rods.

All electrical upgrade services must be grounded by means of a copper ground rod.

No water pipe grounds will be permitted.

All circuits must be a minimum of #12 copper and grounds are required in kitchens, baths, basements and garages, grounds are also required on switches in these areas. #14 gauge wire is not permitted, not even for switch legs.

Only two boxes per circuit are allowed in kitchens. Refrigerators must be on a separate circuit.

All panel boxes must have a single main disconnect and labeled.

Panel boxes are not allowed in bedrooms, closets, bathrooms or hallways.

All kitchens, bathrooms and outside receptacles shall have ground fault interrupters (GFI) protection. Ground fault interrupters (GFI) are also required in a garage and washroom.

A lighted house number is mandatory.

Aluminum wire is not permitted from the weather head into the panel box.

ROOFING

A licensed certified roofing contractor, licensed with the state of Illinois, will be required unless the owner will be installing the roof himself/herself.

PRIVATE SEWAGE DISPOSAL SYSTEMS

Madison County has adopted an ordinance regulating the installation and operation of a private sewage disposal system. All permits for private sewage systems are obtained through Madison County (692-7040 ext 4468) You will need a letter from our Zoning Department to take to the county to apply for permit.

Section 60.207. - Nonagricultural fences, walls, buffer strips and similar structures.

(a)

This section shall regulate all fences, walls, buffer strips and similar structures unless otherwise provided in some other section of this Ordinance, including fences, walls, buffer strips and similar structures in all uses and districts, other than agricultural fencing which is regulated by [section 60.400](#) et seq.

(b)

For purposes of this [section 60.207](#) et seq., the term "fences" shall include walls, buffer strips and similar structures consisting of an artificially constructed barrier intended to provide privacy or limit access to a zoning lot or a portion of a zoning lot.

(Ord. No. 07-2009, 3-3-2009)

Section 60.207.1 Location.

(a)

Fences shall be located within the side or rear yard areas of each zoning lot and, except as hereinafter provided, shall not be located in the front yard of any zoning lot.

(b)

Fences may be installed on zoning lot lines where it is constructed on a joint or shared basis with the adjoining zoning lot owner or with the consent of the adjoining owner so as to create a common or shared fence for both lots. In such circumstances, it shall be the responsibility of the installing owner to provide written confirmation of the consent of the adjoining owner for installation of the fence on the property line.

(c)

In single-family residential uses, fences shall not be installed in the front yard of zoning lots located in R-2, R-3, R-4 or R-6 zoning districts. Fences, walls and similar structures of a purely ornamental nature utilized for landscaping effect may be installed in the front yard in the zoning lots of such districts; however, they may not exceed two feet in height. Upon approval of the zoning administrator, subject to review by the planning and zoning commission, nonornamental fences, walls and similar structures may be installed in the front yards of the foregoing single-family residential zoning districts and applications, but only if same are

compatible with the adjoining property and its use.

(d)

In R-1, multifamily and nonresidential zoning districts, fences may be installed in front yards only with the approval of the zoning administrator upon written application.

(Ord. No. 07-2009, 3-3-2009)

Section 60.207.2. Fence height.

(a)

In residential rear and side yards, the maximum height of any fence shall be eight feet. Where allowed, a fence located in a residential district in the front yard shall not exceed four feet in height. In nonresidential applications, fence height shall not exceed eight feet. The foregoing limitations shall not be applicable to fencing which is part of a backstop, tennis court or recreational application; however, the installation of such structures in residential districts shall require approval of the zoning administrator, subject to review by the planning and zoning commission.

(b)

Exception to height requirements. Fence height limitations are not applicable to fences built in conjunction with public utility substation facilities; municipal facilities; water or sewage treatment plant facilities; however, fences installed in such applications in residential districts may be

required by the zoning administrator, subject to review by the planning and zoning commission, to install appropriate screening in connection with such fence installations.

(c)

Fence height measurement. Fence height shall be measured at the highest point, not including columns or posts of the fence section as measured from the grade on the side of the fence nearest the abutting property or street location. Columns or posts shall not extend more than 18 inches above the built height of the fence. Columns or posts shall be separated by a horizontal distance of at least four feet, except at gates. Any retaining wall or berm below the fence shall be considered as part of the overall height of the fence.

(Ord. No. 07-2009, 3-3-2009)

Section 60.207.3. Temporary fencing.

Temporary fences may be installed around construction sites and works, and erected or maintained as may be required by any applicable building code, statute or regulation.

(Ord. No. 07-2009, 3-3-2009)

Section 60.207.4. Permitted fence types.

The following fence types are permitted in all zoning districts: Masonry or stone walls; ornamental iron; wood; vinyl; or other materials approved by the zoning administrator upon application and subject to review by the planning

and zoning commission. Chain link or woven wire fencing is permitted only in rear and side yards of single-family residential uses. Chain link or woven wire fencing is permitted in nonresidential districts.

(Ord. No. 07-2009, 3-3-2009)

Section 60.207.5. Prohibited fence types.

The following fence types are prohibited:

(a)

Fences constructed primarily of barbed or razor wire.

(b)

Fences carrying an electrical current.

(c)

Fences constructed of any readily flammable material such as paper, cloth or canvas.

(d)

Fences topped with barbed wire, metal spikes, concertina wire or similar material in any residential district, except fencing installed in a permitted nonresidential application within such area such as a public institution or public utility facility and which is installed for public safety or security purposes.

(e)

Fences constructed of concertina wire or comparable material.

Snow fences, chicken wire,
livestock and farm style fences.

(Ord. No. 07-2009, 3-3-2009)

**Section 60.207.6. Construction and
maintenance standards.**

(a)

All fence posts and supporting fence members shall be erected so that following construction they will face to the interior of the premises served by the fence.

(b)

All chain link fencing shall be installed knuckle side up. The use of spikes, broken glass or sharp or pointed instruments or materials intended or likely to cause injury to any person coming into contact with same is prohibited.

(c)

All fences, walls and similar structures shall be maintained in a good state of repair on a continuous basis in a safe manner plum (vertical) to the ground. Fences which are not maintained in a safe manner as a result of neglect, lack of repair, manner of construction, method of placement, or otherwise, shall be repaired, replaced or demolished.

(d)

Multiple fence installations along the same lot line shall be installed so that the outermost fence will screen any other fence installed along the same lot line or yard.

Section 60.207.7. Other fence requirements.

The following additional requirements shall apply to all fencing:

(a)

Obstruction of view. No fence shall be placed or retained in a manner which obstructs vision at any intersection of public or private streets or ways.

(b)

Obstruction of access. No fence shall block access from doors or windows. Fences shall be located at least two feet from building walls or structures except where fences project from building wall or the structure.

(c)

Obstruction of drainageway. Fence construction shall not alter or impede the natural flow of water in any stream, creek, drainage swell or ditch, or impair in any manner the movement of water across the zoning lot.

Fence permit fee is \$25.00

Section 60.211. - Swimming pools. 

No swimming pool, whether public or private, shall be located in any front yard. All swimming pools of more than two feet in depth shall have appropriate fencing installed which shall be not less than four feet in height

around the pool to limit access to it unless, upon application, the zoning administrator, subject to review by the planning and zoning commission, approves a different, but equivalent, means of limiting access to the swimming pool. Unless otherwise approved by the zoning administrator upon application, subject to review by the planning and zoning commission, no fence installed around a private swimming pool may exceed a height of eight feet.

Pool Permit Above ground-\$25.00

Pool Permit In ground \$50.00

Fence permit \$25.00