

AGENDA

Regular Meeting of the

BUILDING CODES ADVISORY COMMISSION



Thursday, May 17, 2018

Village Hall
123 Madison Street

Room 215

5:30PM

Chairman Tim Kelly	Commissioner Kenneth Floody	Commissioner Christopher Hamer
Commissioner Frank Heitzman	Commissioner William Hudson	Commissioner Curtis Liles
Vacant	Commissioner Rick Sabitino	Commissioner Richert Wayne

- I. Roll Call and Call to Order
 - II. Approval of last month's meeting minutes
 - III. Other Business
 - a) Public comments
 - IV. Regular Agenda
 - a) Scheduled Code Review as per the approved Work plan
- o Commissioner Hudson proposal
Amendment to the 2015 International Residential Code Section R105.2 R105.2 Work exempt from permit....
Electrical...
4. Listed cord-and-plug connected electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts, not capable of supplying more than 50 watts of energy, and not utilized for fire, smoke, heat or carbon monoxide detection or alarm.
Background
There is an apparent loophole in the code that some have interpreted as allowing the installation of certain required (R314 & R315) life safety devices to be installed without the benefit of a permit. Some cable providers are offering to install smoke and CO detectors as part of a bundle. Some of the devices that are being installed are unlisted, and partial installations have been sold.
 - o Commissioner Heitzman proposed International Existing Building Code proposal
 - See four below

Item 1

Subject: Lot Line Unity Agreement in the Oak Park Amendments to the IRC 2003 Code

Steve:

Attached are the relevant pages from Nicholas Gadzekpo's "Lot Line Unity" agreement amendment which hypothetically would allow a new window to be installed in a wall that is less than 3 feet from a lot line. This was removed from the Oak Park 2009 IRC amendments, likely because no one ever tried it. As I mentioned, I considered it in two houses that I remodeled but none of the owners at that time wanted to record it on their deed with the county.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

There are many cases where houses are less than 3 feet from a lot line in Oak Park. Most of them already have windows in that wall.

Item 2

Based on our Cross Connection discussion yesterday, I have drafted the following policy for the Oak Park Building Code amendments for your review:

“The following buildings will need to install an RPZ (Reduced Pressure Zone backflow preventer) device on the potable water supply:

1. *New commercial or mixed commercial and residential buildings.*
2. *Additions to Existing commercial or mixed commercial and residential buildings.*
3. *Existing commercial or mixed commercial and residential buildings which undergo Alterations Level 2 or Level 3 in accordance with the International Existing Building Code, where a minimum of 25% of existing plumbing work is to altered.*
 - a. *Exception: If there is no existing floor drain within ten feet from the water meter, a testable double check valve is required in lieu of an RPZ.*

Backflow prevention devices will require certification by a certified backflow inspector at the time of installation and annually thereafter.”

Item 3

Attached are the relevant pages from Nicholas Gadzekpo’s “Lot Line Unity” agreement amendment which hypothetically would allow a new window to be installed in a wall that is less than 3 feet from a lot line. This was removed from the Oak Park 2009 IRC amendments, likely because no one ever tried it. As I mentioned, I considered it in two houses that I remodeled but none of the owners at that time wanted to record it on their deed with the county.

There are many cases where houses are less than 3 feet from a lot line in Oak Park. Most of them already have windows in that wall.

Item 4

Oak Park Building Codes Advisory Commission, OAK PARK PERMIT SUBMITTAL STANDARDS

DRAFT FOR COMMISSION DISCUSSION , Revised April 19, 2018

HOW TO SUBMIT FOR PERMIT:

1. Open the Oak Park City View portal (<https://villageview.oak-park.us/CityViewPortal>)
2. If you are not already registered as a user, select the “Register” choice on the left.
3. Create an account by filling out the information required.
4. Sign In
5. Select the “New Permit or Alarm Registration” choice on the right
6. Fill in the information required. If you do not have a contractor selected yet, answer the question “Is the property owner doing work?” with Yes. Fill in at least all of the other items which have an asterisk next to the item.
7. Select “Next Step: Permit Type” choose Building.
8. Select “Next Step: Work Items” choose “Structural (building or repair or alteration) (misc.)”
9. Select “Next Step: Description of Work” – you do not need to fill in anything here
10. Select “Next Step: Location” Fill in the address
11. Select “Next Step: Contacts” Choose “Add New Contact and fill in all information with an asterisk. Be sure to add the Owner’s contact information also so they can get into the portal and see what is there.
12. Select “Next Step: Upload Files” Select the “Browse...” button and browse for your files. You should upload each drawing and then type in a description such as “permit set.”

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

13. "Upload Additional Documents" Select the "Browse..." button and browse for other information such as the Plat of Survey, structural calculations, U.L. design descriptions, window cut sheets, ComCheck or ResCheck, etc. and then type in a description such as "miscellaneous documents." See the list below for generally required submittals for a permit. If you have not included one or more items, you can go back to the portal later and add them.
14. Select "Next Step: Review and Summit" and then finally "Submit."
15. You will get an email notification from the portal confirming that you have made a submittal. The next thing for you to do is wait for comments from the plan examiner. The comments will be emailed to you within five business days from the date you submitted information to the portal. If there is a fire sprinkler system or fire alarm system specified or required, the fire department will also need to review your submittals and they may take several more days to respond.

WHAT TO DO AFTER YOU RECEIVE COMMENTS FROM THE PLAN EXAMINER:

1. Copy and paste the list of corrections which will appear in the City View Portal to a MS Word document, organized on separate numbered lines under each comment category (architectural, structural, electrical, mechanical, energy conservation, accessibility, etc.)
2. If you concur with the plan examiner's comments, revise the drawings, and show a revision cloud around each revision with either a date next to the revision cloud or a triangle with a number in it referencing a revision date in the Issues and Revisions block on each modified drawing sheet.
3. Save each revised drawing to the same name as the original drawing with a REV1 suffix – such as "A-101 REV1" and upload these to the portal.
4. Create a "Correction Summary Sheet" which should be an 8 ½" x 11" MS Word document which lists all comments stating where and on what sheet you have made the required correction. Upload this Correction Summary sheet to the Portal.
5. If you do not concur with one or more comments from the plan examiner, create an "Correction Objection Sheet" which should be an 8 ½" x 11" MS Word document which lists a written response citing the numbered comment from the Plan Examiner and a reason why you disagree in red text. Upload this Correction Objection Sheet to the Portal. You may call or go in to village hall to meet with the plan examiner to discuss your objection. The plan examiner will take your objection into consideration, make a final decision on the comment and will inform you by email and a post on the Portal. If the plan examiner's decision goes against your objection, you may either appeal to the Building Board of Appeals or make the required revision. Submit a revised Correction Summary Sheet including corrections based on the final decision from either the Plan Examiner or the Appeals Board.
6. When drawings are finally approved, architect shall download the approved drawings from the Village View portal, print out a complete set at a legible scale and keep this bound set on the job site for village inspectors to consult.
7. When changes which impact code requirements occur during the course of construction, the architect shall revise the drawings, and show a revision cloud around each revision with either a date next to the revision cloud or a triangle with a number in it referencing a revision date in the Issues and Revisions block on each modified drawing sheet. The revised drawings shall be emailed to the building department with an explanatory note describing the purpose of the revision and requesting a review by a Plan Examiner. Do not proceed with the revised work until the building department has completed its review unless the work is immediately necessary because of an imminent safety issue. Print the approved revised drawing and bind into the approved permit set on the job site.

GENERALLY REQUIRED SUBMITTALS FOR PERMIT:

Structural, Architectural, Mechanical, Plumbing, Fire Protection and Electrical drawings.

Plat of Survey.

Structural calculations and/or drawings signed and sealed by an Illinois licensed structural engineer or Illinois licensed architect.

Cut sheets for proposed "TJI" floor system with applicable span chart to verify code compliance.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*.

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

A statement with the permit application listing the materials and work requiring Special Inspections, describing the inspections to be performed and listing the individuals, approved agencies and/or firms required to conduct the inspections.

Window cut sheets for opening sizes specified for bedroom windows to determine if windows meet egress requirements.

Written specifications.

Provide detailed layouts, schedules and manufacturer's data sheets for kitchen and any food processing equipment.

ComCheck for commercial or mixed-use buildings or ResCheck for 1- and 2-family residential buildings.

Specified fire-resistant assemblies UL rating descriptions.

Village of Oak Park "Water Service Upgrade Worksheet." <https://www.oak-park.us/sites/default/files/forms/water-service-worksheet.pdf>

Do not show alternates or future work not included in the permit submittal.

Provide a 3" x 3" blank space at the upper right corner of the drawings for village approval stamp.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

REQUIRED SUBMITTALS AFTER PERMIT IS ISSUED AND PRIOR TO CONSTRUCTION:

For all new residential buildings, provide 3rd party air infiltration blower door test is required at the contractor's expense. A copy of the test report shall be given to the Village prior to the final inspection.

For all new and remodeled 1- and 2-family dwellings, provide a permanent certificate, completed by the builder or design professional, shall be posted on a wall where the furnace/electrical service panel is located. The certificate shall list the predominant R-values of insulation throughout the house, ducts outside conditioned spaces, and u-factors for fenestrations.

Individual roof/floor truss drawings and a roof/floor truss layout plan, both of which are stamped and signed by a Licensed Structural Engineer (any state) for all pre-engineered trusses. Truss drawings and layout shall be on the jobsite at the time of inspections.

Fire sprinkler plans submitted by sprinkler installer's engineer, bearing a certification from the design professional of record that the system layout documents are in conformance with the approved technical submission requirements established for the project. Perform an acceptance test upon completion of the sprinkler system installation. Schedule this test with the Oak Park Fire Prevention Bureau @ 708-358-5625, a minimum of 48 hours in advance.

Fire alarm system drawings when available, sealed by Illinois professional engineer.

HVAC test and balance report submitted to village for approval prior to obtaining a certificate of occupancy.

NOTES TO BE PLACED ON DRAWINGS WHERE APPLICABLE

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED BY A REGISTERED DESIGN PROFESSIONAL

EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1½ INCHES WIDE FASTENED TO EACH PLATE

TOILET AND RESTROOM FLOORS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST FOUR INCHES

WALLS WITHIN TWO FEET OF TOILETS AND URINALS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE TO A HEIGHT OF FOUR FEET ABOVE THE FLOOR

ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE PROVIDED ON SITE FOR EACH INSPECTION

ALL NEW PLUMBING FIXTURES SHALL BEAR THE WATER SENSE LABEL - DO NOT REMOVE THE WATERSENSE LABEL PRIOR TO PASSING THE FINAL INSPECTION AND HAVE FIXTURE CUT SHEETS ONSITE FOR FINAL INSPECTION

ALL SUMPS OR HUB DRAINS FOR RECEIVING CLEAR WATER WASTE SHALL EXTEND TWO INCHES ABOVE THE FLOOR - ALL INDIRECT CLEAR WATER WASTE LINES SHALL BE ABOVE THE FLOOR LEVEL - ANY FLOOR DRAIN WHICH IS LEVEL WITH THE FLOOR SHALL DISCHARGE TO A SANITARY WASTE DRAIN

PRIOR TO OCCUPYING THE BUILDING, THE OWNER SHALL SUBMIT AN HVAC TEST AND BALANCE REPORT TO THE VILLAGE OF OAK PARK FOR APPROVAL PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY

NO OCCUPANCY SHALL TAKE PLACE PRIOR TO BEING ISSUED A CERTIFICATE OF OCCUPANCY

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10 FEET OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE - FLEXIBLE AND OTHER FACTORY-MADE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

ALL ELECTRICAL ITEMS TO BE U.L. LISTED AND LABELED

A MINIMUM OF 75% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER OR DESIGN PROFESSIONAL, SHALL BE POSTED ON A WALL WHERE THE FURNACE OR ELECTRICAL SERVICE PANEL IS LOCATED- THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION THROUGHOUT THE HOUSE, DUCTS OUTSIDE CONDITIONED SPACES, AND U- FACTORS FOR WINDOWS AND SKYLIGHTS

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

ITEMS TO SHOW ON DRAWINGS:

GENERAL:

Signature, date document was signed, and date when their license expires as well as their official seal on the first sheet in the set and their seal on each page thereafter. If there is no drawing index on the first sheet then each sheet shall be signed, dated, license expiration date and sealed.

Unless the architect is a sole proprietor the architect's design firm registration number must be provided adjacent to the signature, date and stamp, like this:

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF OAK PARK, ILLINOIS
SIGNED: _____
FIRST LAST NAME ARCHITECT ILLINOIS REGISTRATION NUMBER: 01-000000

EXPIRES 11/30/2018
PROFESSIONAL DESIGN FIRM NUMBER: 184.000000
A-101

List of applicable codes:

- 2009 International Building Code (IBC) for commercial buildings with local amendments
- 2009 International Residential Code (IRC) for one- and two-family dwellings and their accessory structures with local amendments
- 2008 National Electric Code (NEC) with local amendments
- 2015 International Energy Conservation Code (IECC) with local amendments
- 2015 Illinois Energy Conservation Code
- 2009 International Fuel Gas Code (IFGC) with local amendments

- 2009 International Mechanical Code (IMC) with local amendments
- 2009 International Fire Code (IFC) with local amendments
- 2009 International Property Maintenance Code (IPMC) with local amendments
- 2014 Illinois State Plumbing Code
- State of Illinois EPA Cross Connection Control Program
- 1997 Illinois Accessibility Code (IAC)
- 2010 Americans with Disabilities Act Standards for Accessible Design
- 1988 Fair Housing Amendments Act (FHAA)
- Metropolitan Water Reclamation District Standards

A "North" arrow on all plans.

A written scale on each drawing.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

A graphic scale on each drawing.

A legend of all symbols and abbreviations.

Identify the use of all rooms in plan.

Provide a furniture, fixture and equipment layout plan.

Provide the following code compliance data on the first sheet in the set:

Construction Type:

Use Groups for current tenant:

Use Groups for previous tenant:

Occupant loads:

Number of exits:

Required inches of egress width:

Actual inches of egress width:

Identification of fire rated assemblies -

Provide a list of materials and work requiring Special Inspections, which inspections are to be performed and a list of the individuals, approved agencies and/or firms proposed to conduct the inspections. This sheet shall be signed by the structural engineer or architect.

Provide the location and wording of sign identifying the maximum occupant load in each assembly room.

Provide a plan showing the common path of travel distances for each floor plan. The common path of egress travel shall not exceed 30 feet from any location to a point where an occupant has a choice of two paths of egress travel to two exits.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*.

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

STRUCTURE

Show sill anchor bolts installed within twelve inches from each board end and a minimum two per plate.

Indicate on the plans the method of anchoring the steel columns at their base to prevent lateral displacement.

Provide minimum joist bearing of 3" on concrete or 1½" on wood, steel or an approved metal joist hanger.

The Village inspector must inspect all concrete before it is poured. All required rebar shall be supported and secured in place prior to the inspection. "Mucking in" of rebar is not permitted.

ARCHITECTURE

For residential projects, provide natural light and ventilation schedule for habitable rooms. Mechanical ventilation may be provided in lieu of natural ventilation in accordance with 1203.1. Artificial light will be provided in lieu of natural light accordance with 1205.1 and 1205.3.

All wood-framing members that rest on or attached to concrete or masonry shall be pressure treated or decay resistant.

For asphalt shingle roofing, graphically show extent of ice-and-water shield on the drawings to indicate that it is extended to a line 24" inside the interior face of exterior walls and at valleys.

Provide a section through foundation walls to show that they extend above the finished grade adjacent to the foundation a minimum of four inches where masonry veneer is used and a minimum of six inches elsewhere.

For commercial buildings, indicate guards where appliances, equipment, fans or other components that require service are located within 10 feet of a roof edge or open side of a walking surface where such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fan or component. The top of the guard shall be located not less than 42 inches above the elevated surface adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter sphere and shall comply with the loading requirements for guards specified in the International Building Code.

Show that garage floors are sloped toward the main vehicle entry.

Provide a property address number on the side of the garage facing an alley.

Show that glazing in stairs, bathrooms, powder rooms and skylights will be safety glazed with tempered or laminated glass.

Provide radon evacuation system in new single-family houses. Include the diagram from the EPA in the drawings. <https://www.epa.gov/sites/production/files/2014-08/documents/archdraw.pdf>

For commercial buildings, specify a non-absorbent wall finish at a mop basin such as stainless steel, Fiberglass Reinforced Paneling (FRP) or lightly colored ceramic tile.

Hardware set information associate with door schedule.

Interior wall and ceiling finishes materials shall comply with Section 803.1 specifically Class A: Flame spread index 0-25; smoke-developed index 0-450; Class B: Flame spread index 26-75; smoke-developed index 0-450; Class C: Flame spread index 76-200; smoke-developed index 0-450.

Doors opening into the path of egress shall not reduce the required width to less than one-half during the course of the swing. When fully open, the door shall not project more than seven inches (7") into the required width.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

FIRE RATINGS

Show wall and floor ratings with applicable U.L. design numbers.

Show that penetrations through any fire rated assembly, and all joint systems at any fire rated assembly shall be sealed with an approved firestop system. Provide complete detail and system numbers from U.L. or other approved, independent testing agency of fire stopping systems to be used.

All joints at the top of the rated wall assemblies and all penetrations through any fire rated assembly shall be sealed with an approved, listed firestop joint system. Provide the system design number and complete detail from U.L. or other approved, independent testing agency for each such system.

Openings shall not be permitted in the exterior wall or façade with a fire separation distance less than 3 feet.

EGRESS

Provide a detail of all stairs, guardrails and handrails, which indicates compliance with all related code sections.

Show that stairs have a minimum 6'-8" headroom measured vertically at the nosing.

Proposed handrail/guardrail system will resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this load to appropriate structural elements of the building.

Show that handrail ends shall terminate to a wall or newel post.

ACCESSIBILITY (Commercial buildings)

Identify the tables and/or counter space for accessible seating in each separate seating area.

Provide details verifying an accessible route will be provided from the handicapped parking space to an accessible entrance of the building.

Provide a door hardware list on the drawings describing the hardware to be used for all doors.

Kitchenette sink and counter shall be mounted at no more than 34" above the finished floor.

Provide large scale toilet room plans and elevations with dimensions for plan review.

Show that all exposed hot water drainpipes under accessible sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

Provide a detectable warning at the top of all open stairs.

Provide all required room signage.

Provide a detail and/or elevation indicating a compliant accessible counter space at any Reception/Service desk.

MECHANICAL

Provide a mechanical ventilation schedule verifying the area of each room or space, the mechanical code occupant load and the outside air required for each room or space.

Show that the termination point of exhaust outlets and ducts discharging to the outdoors shall be located a minimum 10 feet from property lines; 10 feet from operable openings into buildings; 3 feet from exterior walls and roofs and a minimum of 10 feet above adjoining grade

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

Provide details on the combustion air indicated for the laundry room. Details shall include the size, type and location of combustion air openings as well as the calculations used to determine the size of the openings.

The maximum length of a 4 inch diameter clothes dryer exhaust vent shall not exceed 35'-0" from the dryer location to the wall or roof termination and shall terminate with a full opening exhaust hood. A reduction in maximum length shall include a length of 2 ½ ft. for each 45-degree bend and 5 ft. for each 90-degree bend. When this length is exceeded the vent shall be installed per the manufacturer's specifications. Provide manufacturer's vent specifications to the Village for review and approval.

Show that the fresh air intakes of mechanical units shall be a minimum of 10 feet from any building stack or exhaust terminal.

Show that bathroom exhaust fans shall be vented to the exterior of the building.

Show that intake and exhaust openings terminate not less than 3 feet from property lines and not less than 3 feet from operable openings.

Make-up air is required if a range hood exceeds 300 CFM.

Thermostat shall be programmable and shall have setback capabilities.

New equipment installed on roofs of structures 16 feet in height or greater required a permanently installed ladder.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

PLUMBING

Provide complete details on all proposed plumbing work including, but not limited to, installation of new sinks, toilets, piping, connections/dis-connections and any proposed replacement of old plumbing with new. Provide drawings showing existing conditions and proposed new work. Highlight or delineate new work from untouched existing plumbing.

Provide plumbing isometric drawings of the drain, waste and vent system showing all drain, waste and vent lines, including sizes, for each corresponding fixture

Indicate the location of all floor drains.

Indicate the ceiling height at all plumbing fixtures.

Any building or structure in which plumbing fixtures or piping is installed in or under a concrete floor to accommodate fixtures on the level of the concrete floor shall have at least one trapped and vented floor drain. Additional floor drains shall be required if the installation of fixtures and appurtenances requires the use of floor drains.

Show the existing water service and water meter sizes.

In buildings where one or more plumbing fixtures are added, provide a calculation of water service and meter size requirements under the Illinois Plumbing Code.

Calculate the minimum number of plumbing fixtures required under the Illinois Plumbing Code.

Show the location of a proposed new water meter and shut-off valves inside the building. Note that a water meter does not need to be located at the front storefront but may be located further back on the first floor. Call the Oak Park Public Works Department at (708) 358-5700 for approval of its location.

Provide a secondary or auxiliary drain system such as a drain pan with a connection to a trapped and vented open sight drain for clothes washers located on upper floors above the basement.

Sump pits for sub-soil drain tile loops shall be covered with a gasketed or otherwise sealed lid.

The following buildings will need to install an RPZ (Reduced Pressure Zone backflow preventer) device on the potable water supply:

1. New commercial or mixed commercial and residential buildings.
2. Additions to Existing commercial or mixed commercial and residential buildings.
3. Existing commercial or mixed commercial and residential buildings which undergo Alterations Level 2 or Level 3 in accordance with the International Existing Building Code, where a minimum of 25% of existing plumbing work is to be altered.
 - a. Exception: If there is no existing floor drain within ten feet from the water meter, a testable double check valve is required in lieu of an RPZ.

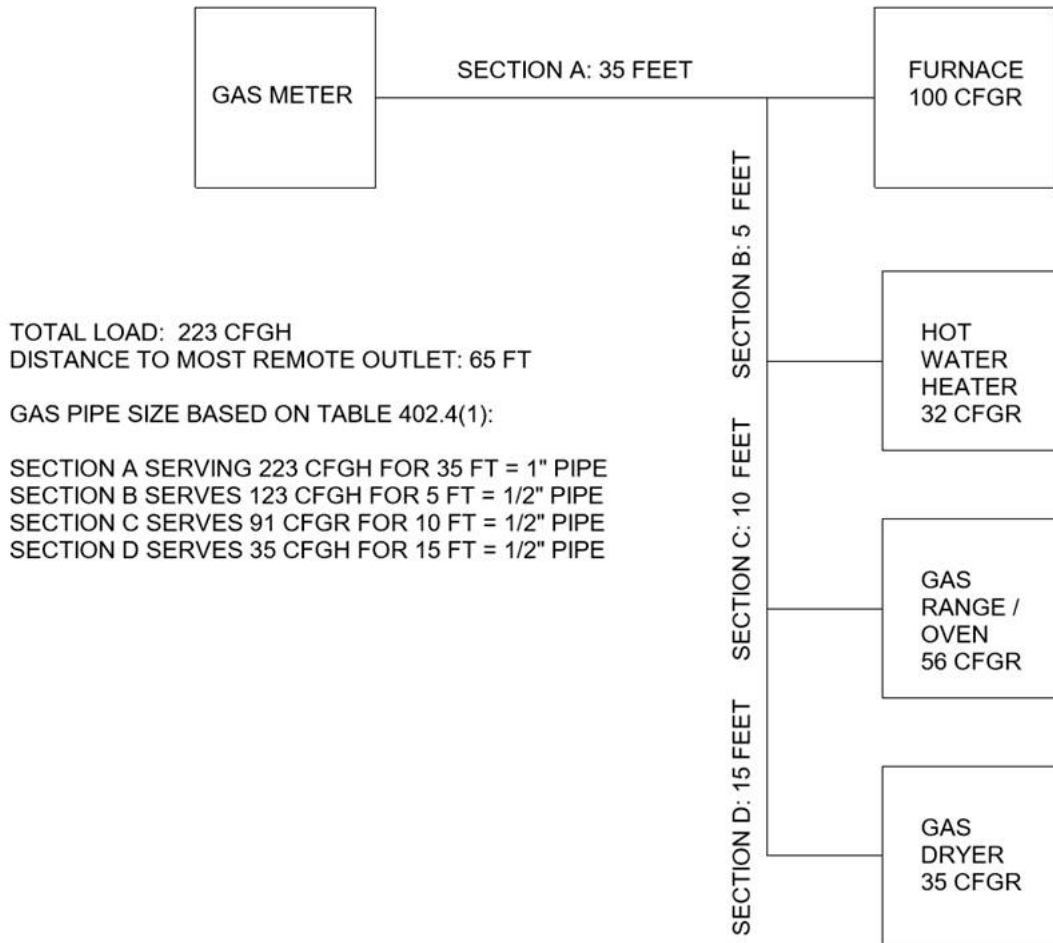
Backflow prevention devices will require certification by a certified backflow inspector at the time of installation and annually thereafter.

FUEL GAS

Complete details on the sizes and lengths of natural gas piping and provide calculations indicating the correct size of piping indicated is sufficient to handle the demand of the proposed gas utilization equipment, similar to below:

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.



Type and location of combustion air openings into gas furnace and gas fired hot water heater rooms with calculations used to determine the size of the openings.

Each gas fired appliance shall be provided with a gas shutoff valve separate from the appliance. The shut off shall be located in the same room as the appliance, not further than six feet from the appliance, and shall be installed upstream from the union, connector or quick disconnect with ready access.

Where a sediment trap is not incorporated as a part of the gas utilization equipment, a sediment trap shall be installed as close to the inlet of the equipment as practical.

Gas piping shall not penetrate building foundation walls at any point below grade.

For other than black steel pipe, a yellow label shall identify exposed piping marked "Gas" in black letters. The marking shall be spaced at intervals not exceeding five feet.

ELECTRICAL

Except for single family or two-family remodeling or addition projects, submit electrical plans showing panel schedule, load calculations, conductor types, size, and complete grounding details, and provide single-line drawings showing all feeds incoming and outgoing from each service panel.

Indicate the location of the service panel board.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

For commercial buildings, provide weatherproof emergency lighting on the outside of each required exterior exit door to illuminate the exit discharge connected to battery back-up so in the event of power failure, illumination will continue for a duration of 90-minutes.

Provide receptacles above retail business storefront windows.

Provide a dedicated branch circuit for central space heating equipment, other than fixed electric space heating.

Minimum of two 20-amp small appliance circuits for receptacles in the kitchen serving the countertops.

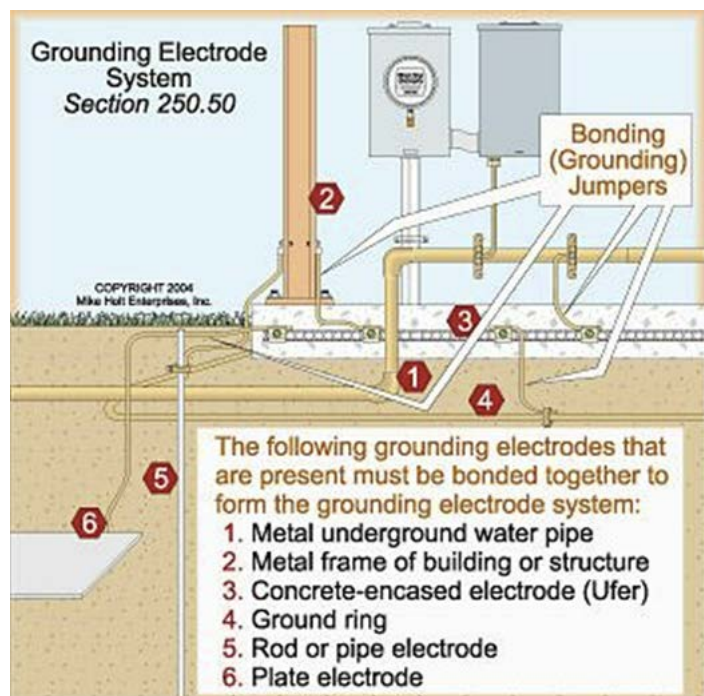
Kitchen island/peninsula counter space receptacles shall be permitted to be mounted no more than 12 inches below the top of the countertop

Receptacles mounted below a countertop, in accordance with this requirement, shall not be located where the countertop extends more than 6 inches beyond its support base.

Provide at least one dedicated GFCI 20-amp circuit wall receptacle in bathrooms within 36 inches of the edge of each lavatory. The receptacle outlet shall be located on a wall that is adjacent to the basin location. Such circuits shall have no other outlets.

Provide a dedicated 20-amp branch circuit to laundry rooms.

Provide a detail showing compliance with grounding requirements in NEC 2008, Article 250.50. All available electrodes (metal underground water pipe, metal frame of the building, rod/pipe electrodes, concrete-encased electrodes etc.) shall be bonded together to form the grounding electrode system, as shown below:



Bond gas, cold water and hot water piping around water heater connection.

Direct-buried cable or conduit or other raceways shall be installed to meet the minimum cover requirements of NEC 2008, Table 300.5.

Indicate on the plans that all ceiling outlet electrical boxes (where ceiling fans can be installed) shall be capable of supporting ceiling fans.

Show the required electrical disconnecting means for each furnace and air conditioning condensing unit.

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

Provide an outlet in hallways over 10 feet long.

Provide an outlet on every wall over three feet long in foyers over 60 sf in area.

Emergency light fixtures must have two or more heads.

Provide a GFCI receptacle within 25 feet of all roof top equipment.

All branch circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas require AFCI protection.

Provide at least one weatherproof GFCI receptacle, accessible from grade, on both the front and rear exterior wall of a house.

Provide a weatherproof GFCI receptacle at balconies, decks, and porches that are accessible from inside the dwelling unit. At least one receptacle outlet shall be installed within the perimeter of the balcony, deck, or porch. The receptacle shall not be located more than 6½' above the balcony, deck, or porch surface.

Per manufacturer's installation instructions both smoke and/or CO detectors are generally required a specified distance from a natural gas fuel-burning appliance due to nuisance tripping of those devices. Specify on drawings how close these detectors can be installed so the electrical inspector can check the correct placement from the installation manual which is required onsite during inspection.

Light fixtures located in damp or wet locations shall be "listed" to be suitable for such locations.

Electric drinking fountains shall be protected with ground-fault circuit-interrupter protection.

ENERGY

Provide all required window energy information to show the proposed windows are in compliance with the 2015 International Energy Conservation Code.

U-factors of windows, max 0.32.

U-factor for new skylights, max 0.50.

R values of walls, floors, ceilings, roofs, doors.

The exterior foundation insulation shall have complete coverage, including the area above grade.

Indicate that all skylight roof curbs shall be insulated to R-5 minimum.

Occupancy sensors shall be installed in all classrooms, conference/meeting rooms, employee lunch and break rooms, private offices, restrooms, storage rooms, and janitorial closets, and other spaces 300 square feet or less enclosed by floor-to-ceiling height partitions.

For new buildings, a report of test procedures and results identified, as "Final Commissioning Report" shall be provided to owner, owner's agent and Building Official. The report shall be organized with mechanical system and service hot water system findings in separate sections to allow independent review.

Provide bi-level switching or occupant-sensing devices in all areas with more than 1 luminaire, other than corridors, storerooms or bathrooms.

SITE WORK

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the *e-news* icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

Where water service or sewer is going to be replaced, show work which will be required to replace the water service or sewer on the site plan. The drawing needs to show abandoning existing sewer or water service at the sewer or water main in the street, abandoning existing buffalo box, making a new connection to water main in street, and associated pavement restoration.

Show proposed water service and proposed sewer service to sewer main including Village Public Way standards for any pavement openings and tree protection.

Provide a site plan that includes the existing trees in the parkway and notes and cross sections for the Village required tree protection for public trees, as shown below:

ROOT PRUNING SPECIFICATION

- ROOT PRUNING IS MANDATORY FOR ANY EXCAVATION THAT OCCURS IN THE PUBLIC RIGHT-OF-WAY WITHIN THE DRIP LINE OF A PUBLIC TREE.
- ROOT PRUNING SHALL BE ACCOMPLISHED USING AN APPROVED MECHANICAL ROOT PRUNING DEVICE WHICH CUTS TO A MIN. DEPTH OF EIGHTEEN INCHES (18").
- BEFORE THE BEGINNING OF CONSTRUCTION OR DELIVERY OF MATERIALS, ROOT PRUNING SHALL BE COMPLETED AND BACKFILLED.
- ROOT PRUNING MUST OCCUR NO MORE THAN SIX INCHES (6") OUTSIDE THE LIMITS OF EXCAVATION AND BE CONTINUOUS WITHIN THE DRIP LINE OF THE TREE.
- ANY ROOTS GREATER THAN 1" IN DIAMETER ENCOUNTERED BELOW A DEPTH OF 24" SHALL BE TROWED FLUSH WITH A SHARP SAW TO ELIMINATE RAGGED EDGES.
- ROOT PRUNING CAN OCCUR NO EARLIER THAN 1 MONTH PRIOR TO BEGINNING OF EXCAVATION.
- THE ROOT PRUNING TRENCH SHALL BE BACKFILLED WITHIN 48 HOURS OF EXCAVATION.

• AT THE DISCRETION OF THE VILLAGE FORESTER ROOT PRUNING AND TREE PROTECTION FENCING MEASURES MAY NOT BE REQUIRED FOR SOME NON INVASIVE CONSTRUCTION ACTIVITIES. (eg. REMOVE AND REPLACE-SIDEWALK)

• SEE PARKWAY RESTORATION STANDARD FOR VILLAGE POLICY ON CONSTRUCTION TREE DAMAGE AND REPLACEMENT.

TOP PRUNING

- AT THE DIRECTION OF A FORESTRY SUPERVISOR:
- TREES MAY BE PRUNED TO ALLOW EQUIPMENT ACCESS.
- LIMBS MAY BE TEMPORARILY TIED BACK WITH APPROVED MATERIAL.
- CROWN REDUCTION MAY NOT EXCEED 25%.
- TOP PRUNING MUST BE COMPLETED BY THE BEGINNING OF CONSTRUCTION.

ROOT ZONE PROTECTION

- CONSTRUCTION DEBRIS, MATERIAL, FITTINGS, EQUIPMENT, ETC. SHALL NOT BE PLACED WITHIN THE ROOT PROTECTION ZONE.
- METAL CHANNEL POSTS OR APPROVED EQUIVALENT POSTS SHOULD BE PLACED AT A MAX. OF EVERY EIGHT FEET.
- POLES MUST BE AT LEAST SIX FEET IN LENGTH, TWO FEET OF WHICH MUST BE SET IN THE GROUND.
- IF CONSTRUCTION EQUIPMENT MUST CROSS THE PARKWAY OUTSIDE THE ROOT PROTECTION AREA, THE PARKWAY MUST BE PROTECTED WITH A SIX INCH LAYER OF WOOD MULCH OR CHIPS, OR ONE SHEETS OF PLYWOOD OR SIMILAR APPROVED MATERIAL.

ROOT PRUNING MIN. DEPTH 18"

TREE PROTECTION FENCE (SNOW FENCE e.g.) MINIMUM HT. 4'

PARKWAY VIEW

ROOT PRUNING MIN. DEPTH 18"

CURB TO BE REMOVED

DBH= TREE DIA. MEASURED 4.5" ABOVE GROUND

ROOT PRUNING MIN. DEPTH 18"

PROPOSED EXCAVATION

4" BELOW THE LOWEST POINT OF EXCAVATION UP TO A 24" DEPTH

ROOT PRUNING MUST BISECT PARKWAY AND CORRESPOND TO THE LENGTH OF TRENCH

ROOT PROTECTION ZONE MINIMUM RADIUS OF 1' PER 1" OF DBH

ROOT PRUNING MIN. DEPTH 18"

SIDEWALK TO BE REMOVED W/ EXCAVATION

STREET VIEW

EXCAVATION BISECTING THE PARKWAY

VILLAGE OF OAK PARK ENGINEERING DIVISION	PUBLIC WAY CONSTRUCTION, REPAIR & RESTORATION STANDARDS	TREE PROTECTION
---	--	-----------------

DATE: 4/1/2011

V. Non-Agenda Items (Commission)

VI. Future 2018 meetings; June 21, August 16. September 20, Oct/Nov/Dec TBD

VII. Adjournment

Contact the Permit Processing Division for additional information at (708) 358-5430 or permits@oak-park.us. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on facebook, twitter and YouTube.

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358.5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.