

SECTION**15.0.0 General Provisions, All Buildings****15.1.0 Attached Garage**

Garages which are attached to any building used for residence purposes shall be constructed to provide a minimum of one hour fire rating of all walls, ceiling and floors between the garage and the building, as follows:

- A. Walls, ceilings and access panels shall be finished with 7/8" thick lath and plaster or 5/8" thick U.L. labeled sheetrock.
- B. Door shall be equipped with a standard closer and shall bear a U.L. B-label, or shall be of solid core wood construction 1-3/4" thick with galvanized sheet steel cover on the garage side of door or other fire resistive construction.
- C. Steel beams, columns and ductwork exposed in garages shall be encased as specified for walls in Paragraph "A" above.
- D. Air supply grilles, if any, shall be equipped with fusible link fire dampers and shall be located at least six feet (6'0") above the garage floor level. Return air grilles and combustion air intake grilles shall not be located in a garage.
- E. No heating unit of any type that operates with any exposed surface at a temperature in excess of 220 degrees F shall be placed in a garage. However, a sealed, exterior combustion gas heater, U.L. approved, may be installed with prior approval of the Building Commissioner or Deputy Building Commissioner.
- F. The floor of an attached garage shall be six inches (6") lower than the adjoining floor of the buildings, if there is a door between the garage and the building. The construction shall provide a six-inch (6") high by a four-inch (4") thick continuous vapor dam of concrete or other durable material acceptable to the Building Commissioner at the base of walls that separate the garage from the building.
- G. The floor of an attached garage shall be sloped not less than one-tenth of an inch (1/10") per foot to the exterior entrance. Garage floor drains are not permitted. **(Ord. #824, 1/5/87)**

15.2.0 Protection at Heating Units

Except in buildings of recognized fire-resistive construction, the construction near any combustion-type heating unit or water heating unit shall be protected with five-eighth inch (5/8") thick U.L. label sheetrock or other recognized one-hour fire-resistive construction as follows:

- A. On ceilings and floors, extended three feet (3'0") horizontally beyond the vertical projection of the units and associated smoke pipes and breechings.
- B. On walls, partitions and columns within three feet (3'0") of the units and associated smoke pipes and breechings.
- C. Such protection shall not be penetrated by ductwork and piping and shall be installed prior to the installation of the heating unit, ductwork and piping.

15.3.0 Access, Ventilation and Moisture Protection for Unoccupied Spaces**15.3.1 Access**

Removable panels or doors shall be provided for access to all attics and shafts that are of sufficient size to permit inspection and maintenance of the construction and mechanical and electrical work concealed therein. Such panels and doors shall be not less than four square feet in area with a minimum dimension of twenty inches (20") and shall be faced with galvanized sheet steel, 1/4" thick cement asbestos, or 5/8" U.L. label sheetrock.

15.3.2 Ventilation

All unused spaces shall be ventilated with grilles and ventilators so as to prevent the excessive accumulation of heat, moisture and frost, unless such spaces are mechanically heated and ventilated. The unobstructed net area of ventilators shall be 0.25% of the gross area of each such space. Ventilators shall be constructed of permanent, non-corrosive materials, properly screened to prevent the intrusion of animals and insects, and located as follows:

- A. For sloped-roof attics, half of the required ventilation area shall be at the eaves and half near the ridge.
- B. When a ceiling is attached directly to the bottom of roof joists each such joist space shall provide an unobstructed ventilation space from eave to ridge, or in the case of flat roofs, from eave to opposite eave.
- C. For crawl spaces, special ventilators shall be located on opposite walls or as remotely as possible from each other so as to facilitate cross ventilation and shall be located as high on the walls as possible.

15.3.3 Vapor Barriers

A vapor barrier of a recognized type acceptable to the Building Commissioner shall be installed over properly leveled ground in every crawl space, basement and livable areas on grade that have a concrete floor slab. Such vapor barrier shall be covered with at least 2" of concrete. **(Ord. #639, 1/16/78)**

15.3.4 Damp Proofing

All basement and crawl space walls below grade shall be damp proofed on the exterior before backfilling, using a bituminous compound or other membrane or compound of recognized type acceptable to the Building Commissioner.

15.4.0 Installation of Driveway Stone and Fill

As soon as operations on a project start, the contractor or builder shall add heavy stone over the sidewalk to protect it from damage by heavy trucks or construction equipment.

Immediately after the foundations have been back-filled, the contractor or builder shall install a sub-surface stone drive into the project to protect the sidewalk and to prevent mud or clay being deposited in the Village streets by trucks or equipment.

15.5.0 Stockpiling of Black Dirt or Fill

Premises under construction shall be kept clean of debris and scrap at all times.

Any stockpiled black dirt or fill from the excavation or project shall be removed if the project is not built or completed within one (1) year after construction starts.

Any lot or project partially excavated or abandoned and left in an unsafe and unsightly condition by a contractor, builder, or owner, will be considered to be in violation of the Building Code and subject to the punitive Section of the code. No excavation will be allowed without first obtaining a regular Building Permit, as provided for elsewhere herein.

15.6.0 Disposal of Combustible Materials

Disposal of any combustible material shall be in conformance with the State and Cook County laws and with the applicable ordinance of the Village.

15.7.0 Utilities - General

All utility lines, of whatever type of character shall be placed underground. This includes all electrical, telephone, sewer, water, gas or other type of line entering a house, building, structure or other premises in the Village.

15.8.0 Soil Preservation, Grading, Drainage and Landscaping

- A. Soil Preservation and Final Grading - No certificate of occupancy shall be issued until final grading has been completed in compliance with Section 7.0.0 of this code and in accordance with the approved plans, and the lot and contiguous parkway areas covered with top soil with an average depth of at least six (6) inches which shall contain no particles over two (2) inches in diameter, except that portion covered by buildings, driveways or other surface improvements, or where the grade has not been changed or natural vegetation would be seriously damaged.
- B. Lot Drainage - Lots shall be graded so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.
- C. Lawn-Grass Seed or Sod - All lots and contiguous parkway areas shall be seeded or sodded, except portions covered by buildings, driveways, other surface improvements, shrubs, trees or gardens.
- D. Debris and Waste - No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on any lot or street at the time of issuance of a certificate of occupancy, and removal of same shall be required prior to issuance of any certificate of occupancy.
- E. Temporary Occupancy Permit - If all other requirements of this code have been met, except any of those in subsections a, b, and c of this Section, the Director of Public Works may issue a temporary occupancy permit conditioned on compliance with said subsections within a specified time, not to exceed six (6) months, which conditions shall be accepted in writing by the property owner.
- F. Compliance with Flood Damage Prevention Ordinance - All grading, filling, drainage and landscaping shall also comply with the requirements of the Flood Damage Prevention Ordinance, where applicable. **(Ord. #576, 12/1/75)**

15.9.0 Driveway Construction (Ord. #594, 5/3/76)

All driveways shall be paved with asphaltic concrete, Portland cement concrete or some comparable all-weather dustless material.