

2017 Community Development Code Updates

Updates for all contractors to be aware of for 2017 construction season:

- Effective April 3, 2017, the plan review non-refundable deposit for single family homes will be \$2,000.00. This allows for collection of a deposit to cover plan review costs at submittal (as is currently the practice).
- Effective April 3, 2017, building permit fees will increase to 1.75% of cost of construction for all work. The fees will be calculated in the same manner as the past with construction costs verified by staff or Don Morris Architects. Permit applications received prior to April 3, 2017 will be charged current rate of 1.5%. Applications received on and after April 3, 2017 will be charged the new rate.
- Local amendments to the electrical and building code have been approved. Both items are summarized on the attached page.
- As required by State Law, Village of Western Springs has adopted the 2015 International Energy Conservation Code. These regulations are already being followed on local projects. The formal adoption was required simply to satisfy the State of Illinois.

Other changes anticipated for the 2017 construction season:

- The Community Development Department is moving toward email service for inspection results. This would allow for inspections results to be emailed shortly after the inspector visits the site. The email would go to one designated person affiliated with the project.
- The Department is also moving away from paper submission for engineering reviews including topographic/site plans, spot surveys, and as-built surveys. This would alleviate the hassle of bringing in multiple copies of these various plans. The plans will be required to be in a “dwf” format which engineers and surveyors are familiar with using. <http://www.autodesk.com/products/design-review/overview> is an Autodesk webpage that provides a free download of “design review” which allows a non-designer to view plans.
- Standards for street patches are being reviewed by our staff as well as the Municipal Services Department. Thankfully the majority of street patches are well maintained during construction. However, the Village has been experiencing issues with failing patches in the years after the project is complete. Prior to the implementation of the new patching standards, we will present the information and be available for questions and comments.
- If a project has been approved but not picked up/”pulled” within six months of submittal it will be returned to the applicant. Any outstanding bills will be invoiced to the applicant.

General questions or comments can be directed to Martin Scott, Director of Community Development, at mscott@wsprings.com or at 246-1800, x175. Technical/code related questions can directed to Robert Schmidt, Building Inspector, at rschmidt@wsprings.com or 246-1800, x179.

Best of luck in 2017; we hope you have good weather, plenty of work, and a safe and prosperous year.

Recent changes to the local amendments for the electrical and plumbing codes

New language added is underlined.

9-2-2: AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE:

2006 IRC SECTION R310 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. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. 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. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

The IRC added the requirement for attics for active living space (whether for a bedroom, bonus room, or other). This requirement would be similar to basement levels commonly finished habitable dwelling areas, of which should be provided escape windows/windowwells or doors to grade.

9-3-2: AMENDMENTS TO CODE:

2005 NEC ARTICLE 210 BRANCH CIRCUITS

210.50(D) Other Outlets

In dwelling occupancies dishwashers, garbage disposals and similar appliances, which are not accessible corded plug to receptacle powered, shall be provided a snap switch service disconnect or approved equal. Disconnect shall be located within the base cabinet, accessible and properly labeled for the appliance or equipment which power is controlled by that disconnect and corresponding panel circuit.

Appliances typically located under the cabinet are commonly 'plug to receptacle' powered which is means of disconnecting the power for removal or servicing. Hardwired appliances require a local means of disconnect (wall switch) and access to the junction box or plug which often times is concealed in the wall or behind a cabinet which is a violation.