

10/8/96

118-O-96

AN ORDINANCE

Adopting the CABO One- and Two-Family Dwelling Code  
1995 Edition and Amending Title 4,  
Chapter 11 of the City Code

WHEREAS, the City Council of the City of Evanston is desirous of adopting certain criteria which will simplify the design and construction of one and two family buildings in the City of Evanston; and

WHEREAS, use of the CABO One- and Two-Family Dwelling Code has been authorized by the Building Officials and Code Administrators International, Inc.; and

WHEREAS, the City Council of the City of Evanston has caused three (3) copies of said Code to be kept on file for a period of thirty (30) days prior to the adopting of this Ordinance;

NOW THEREFORE, be it ordained by the City Council of the City of Evanston, Cook County, Illinois:

SECTION 1: That Sections 4-11-1(A) and (B) of the City Code of the City of Evanston, 1979, as amended, be further amended to read as follows:

4-11-1: ADOPTION OF THE CABO ONE- AND TWO- FAMILY CODE:

(A) Pursuant to the authority granted by Chapter 65, Section 5/1-2-4 of the Illinois Compiled Statutes and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the CABO One-and Two-Family Code, 1995 Edition which Code shall be used together with the below-stated additions and amendments to govern the design, construction prefabrication, alteration, repair, use occupancy and maintenance of all detached one- and two-family dwellings not more than three stories in height and their accessory structures, in lieu of the Code for use group R-3 structures in the B.O.C.A. Basic Building Code.

(B) Any reference to "Administrative Authority or Building Official" shall mean the

Director of Community Development of the City of Evanston. Any reference to "municipality" shall mean the City of Evanston.

SECTION 2: That existing section 4-11-1(C) is deleted and a new section 4-11-1(C)

substituted reading as follows:

4-11-1(C)

Amendments: The following sections of the CABO One- and Two-Family Dwelling Code, are amended to read as follows:

112.1.1 Licensed Professionals: An Illinois Licensed Architect must sign and seal drawing submissions where the construction cost exceeds \$10,000 or the construction involves structural work or new structures for one and two family dwellings, with the following exceptions: unheated porches, decks, exterior stairs, non-habitable deattached garages and accessory buildings.

115.1.1 Submittals: For all installation of spas, hot tubs, whirlpools, and similar fixtures, structural design calculations shall be required.

116.1 Record Required: A true copy of the notice of building permit shall be kept on the site of operations, open to public inspection during the entire time of prosecution of the work and until the completion of the same. Said notice must be posted within forty eight (48) hours of permit issuance and must be visible from the public way. Failure to post the permit as required by this section will result in revocation of the building permit and forfeiture of all permit fees. (Ord. 75-0-95)

309.3 Floor surface. Garage and carport floor surfaces shall be of approved noncombustible material. That area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids toward the main vehicle entry doorway. The sills of all door openings between private garages and adjacent interior spaces shall be raised not less than 4.0 inches above the garage floor.

310.2.1 Minimum size. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.

Exception: Grade floor window may have a minimum net clear opening of 5 square feet.

316.2 Power source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial

source. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be battery-operated when installed in existing buildings, or in buildings without commercial power, or in buildings which undergo alterations, repairs, or additions regulated by Section 316.1.

Section 324 PROTECTION AGAINST RADON and Appendix F are hereby deleted from this Code.

404.4 Trench foundations. Trench foundations incorporating a monolithically-poured footing and foundation wall shall be permitted for one story wood frame and wood frame with masonry veneer room additions, provided the following are met:

1. Trench foundations are to be designed in accordance with accepted engineering practice based on a minimum allowable soil pressure of 3000 psf and a minimum concrete compressive strength of 3000 psi at 28 days.
2. The foundation wall shall be a minimum of 8 inches wide and be belled at the bottom to a minimum width of twice the wall width for a depth of at least 1 foot.
3. Trench foundations shall be permitted only in those soils which exhibit cohesive characteristics so as to prevent collapse of the adjacent soil mass before, during and after placement of the concrete.
4. Trench foundations shall extend a minimum of 42 inches (42") below adjacent grade.
5. Trench foundations shall comply with all applicable sections of the 1995 CABO Chapter 4, except as previously mentioned.

The following chapters are hereby deleted from this Code:

- CHAPTER 29 Plumbing Administration
- CHAPTER 30 Plumbing Definitions
- CHAPTER 31 General Plumbing Requirements
- CHAPTER 32 Plumbing Fixtures
- CHAPTER 33 Water Heaters
- CHAPTER 34 Water Supply and Distribution
- CHAPTER 35 Sanitary Drainage
- CHAPTER 36 Vents
- CHAPTER 37 Traps
- CHAPTER 38 Private Sewage Disposal
- CHAPTER 39 General Requirements
- CHAPTER 40 Electrical Definitions

- CHAPTER 41 Services
- CHAPTER 42 Branch Circuit And Feeder Requirements
- CHAPTER 43 Wiring Methods
- CHAPTER 44 Power and Lighting Distribution
- CHAPTER 45 Devices and Lighting Fixtures
- CHAPTER 46 Appliance Installation

SECTION 3: Section 4-11-2 of the City Code is revised to read:

4-11-2 Penalty: Any person who shall violate any provision of the CABO Code adopted by this Ordinance shall be guilty of a violation punishable by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each and every offense. A separate offense shall be deemed committed for each day that an offense continues.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: October 14, 1996

Adopted: December 16 1996

Approved: December 20 1996

Lorraine H. Norton  
Mayor

ATTEST: Justin Davis  
City Clerk

Approved as to form:  
[Signature]  
Corporation Counsel