

**AN ORDINANCE AMENDING CHAPTER 18
"BUILDINGS AND BUILDING REGULATIONS"**

BE IT ORDAINED by the City Council of the City of Rolling Meadows, as follows:

SECTION ONE. Section 18-31, of Chapter 18 "Buildings and Building Regulations" of the Code of Ordinances of the City of Rolling Meadows, Illinois, is hereby amended by adding thereto the following:

CHAPTER 44 "REFERENCE STANDARDS" SHALL BE RENUMBERED AS CHAPTER 46

CHAPTER 44 ATTACHED ACCESSORY STRUCTURES

SECTION 4401 DEFINITIONS

4401.1 Definitions

Attached accessory structure. A structure connected to or within six (6) feet of the principal dwelling building designed, built and occupied for use by a person or persons except storage buildings and detached garages built in compliance with the adopted International Residential Code. Examples of attached accessory structures are: wood decks, roofed-over decks and patios, porches (covered and uncovered), screen rooms, gazebos and other rooms or spaces not heated, insulated or convertible to habitable space. An enclosed space or room is considered convertible to habitable space when one or more of the following exits:

1. The exterior walls are at least three and one-half (3 ½) inches thick and with less than fifty percent (50%) windows or open area.
2. The exterior walls or ceiling are insulated.
3. The window openings are double or triple glazed (including storm windows).

SECTION 4402 DESIGN AND CONSTRUCTION

4402.1 Design. Attached accessory structures shall be constructed to support safely all loads, including dead loads as prescribed elsewhere in this code.

4402.2. Construction. In addition to the requirements of this code, the following are applicable:

1. Foundation. A foundation complying with Chapter 4 of the adopted 2009 International Residential Code and amendments as found in Chapter 18 or concrete piers not less than ten (10) inches in diameter and forty-two (42) inches in depth are acceptable.

2. Stair stringers. Stair stringers with three (3) or more risers shall bear upon piers not less than eight (8) inches in diameter and forty-two (42) inches in depth below grade. Stair stringers of one (1) or two (2) risers may bear upon a concrete pad ten (10) inches minimum in diameter and to a depth of twelve (12) inches minimum, but to at least two thousand five hundred pounds per square foot (2,500 lbs/sq. ft.) bearing soil.
3. Ground beneath raised structures. The ground beneath raised structures shall have positive drainage and shall be covered with a 6-mil minimum vapor barrier with at least two (2) inches of stone ballast placed over the barrier. Alternative impervious surfaces shall require specific approval of the code official.
4. Roof structures. Roof structures shall not be allowed over existing attached accessory structures unless it is demonstrated that the existing foundation system will support the additional load.
5. Attached accessory structures shall not be used as a habitable room or space.

CHAPTER 45 DETACHED ACCESSORY BUILDINGS AND STRUCTURES

SECTION 4501 DEFINITIONS

4501.1 Definitions

Detached accessory building or structure. A building or structure that serves and is subordinate to the principle dwelling structure and is separated from the dwelling by a distance of at least six (6) feet or at least three (3) feet for detached garages complying with Section 302.14. All detached accessory buildings or structures are to comply with zoning requirements, i.e. setbacks, yard placement, etc.

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, not exceeding sixty-four (64) square feet in area with a maximum height of twelve (12) feet above grade may not be located closer to the principle dwelling structure than three (3) feet or located in any easement and do not require a permit.

SECTION 4502 DETACHED GARAGES

4502.1 Design. Detached garages shall be constructed to support safely all loads, including dead loads as required per the adopted International Residential Code.

4502.2 Egress. A side hinged door not less than thirty-two (32) inches in width shall be provided.

4502.3. Construction. In addition to the requirement of this code, the following are applicable:

1. Foundation walls. Foundation walls must be at least eighteen (18) inches below finished grade and have a six (6) inch minimum width at the top and flared to a minimum of twelve (12) inches at the bottom.
2. Grade beam foundations. Grade beam foundations shall be permitted, provided it is constructed as follows: Minimum of four (4) inch wire mesh reinforced concrete floor

over a minimum of four (4) inches of stone base poured monolithically with an outer edge beam that is a minimum of ten (10) inches thick, twenty (20) inches in width, and continuous around the perimeter at the same elevation, top and bottom, and on undisturbed clay soil keyed into the ground a minimum of four (4) inches.

3. Wall studs. Wall studs shall have a maximum spacing of sixteen (16) inches on center.
4. Rafter ties. Rafter ties shall be a minimum of a 2 x 4 spaced not more than four (4) feet on center.
5. Concrete floors. Concrete floors shall be a minimum of four (4) inches concrete (3,000 pounds per square inch in strength) with a wire mesh (40 lbs. per 100 sq. ft.) over a minimum of four (4) inches of compacted crushed stone or gravel.
6. Solid masonry or masonry veneer. Walls of solid masonry or masonry veneer shall be constructed in accordance with applicable provisions in Chapter 6 and be on a foundation constructed in accordance with Chapter 4, both in the adopted International Residential Code.

4502.4 Drainage. The placement of any detached accessory building or structure and grading around such building or structure shall not impede or interfere with the required natural drainage or cause the accumulation of water in excess of what existed prior to the erection of the structure nor be located on or in any easement.

SECTION 4503 DETACHED WOOD DECKS

4503.1 Design. Detached wood decks shall be constructed to safely support all loads, including dead loads as required in the adopted International Residential Code.

4503.2 Construction. In addition to the requirements of this code, the following are applicable:

1. Foundation. The foundation shall be a minimum ten (10) inch diameter round or ten (10) inch by ten (10) inch square of concrete a minimum of twelve (12) inches thick and bearing on undisturbed soil with a bearing capacity of at least two thousand five hundred (2,500) pounds per square foot.
2. Posts and columns. Posts and columns shall be of naturally decay resistant or treated lumber and shall not be imbedded in the concrete pier foundation.

4503.3 Roofs. Decks constructed in accordance with this section shall not be roofed over.

SECTION 4504 STORAGE SHEDS

4504.1 Design. Detached storage sheds requiring a building permit shall be constructed to safely support all loads, including dead loads as required in Sect. 4404.2 of the adopted International Residential Code.

4504.2 Construction. In addition to the requirements of this code, the following are applicable:

1. Temporary accessory structures sixty-four (64) square feet or less not requiring a permit shall be constructed and secured in a safe and nonhazardous manner.

2. Sheds more than sixty-four (64) square feet and less than one hundred fifty (150) square feet in area shall be on a base constructed of treated wood or other approved material and be anchored to the ground in a manner approved by the code official or be anchored to a concrete slab a minimum of three and one-half (3 ½) inches thick or be anchored to a floor and foundation system approved for dwellings or accessory detached garages.
3. Sheds more than one hundred fifty (150) square feet and less than one hundred ninety (190) square feet in area shall be anchored to a concrete slab a minimum of three and one-half (3 ½) inches thick or be anchored to a floor and foundation system approved for dwellings or accessory detached garages.
4. Sheds more than one hundred ninety (190) square feet in area shall be constructed in accordance with section 4402 (detached garages).

SECTION TWO: This ordinance shall be effective upon its passage and approval as provided by law.

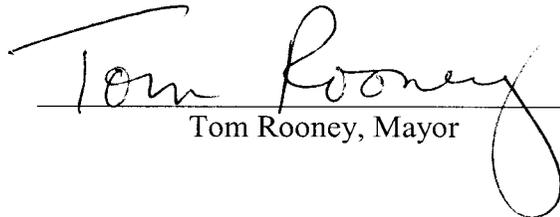
SECTION THREE: This ordinance shall be printed and published in pamphlet form by order of the City Council of the City of Rolling Meadows.

YEAS: Cannon, Allen, Buske, Judd, Banger, D'Astice, Larsen

NAYS: 0

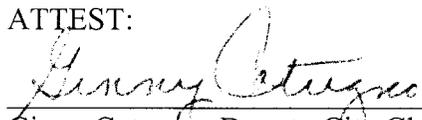
ABSENT: 0

Passed and Approved this 9th day of August, 2011.



Tom Rooney, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 10th day of August, 2011



Ginny Cotugno, Deputy City Clerk