

CHAPTER 6

ONE AND TWO FAMILY DWELLING CODE

7-6-1: Adopted: A certain document, three copies of which are on file in the office of the Village Clerk of the Village, being marked and designated as “The One and Two Family Dwelling Code”, 1989 Edition, as published by the nationally recognized model code groups be and is adopted as Chapter 6 of this Title, for the control of buildings and structures as provided in this Chapter; and each and all of the regulations, provisions, penalties, conditions, and terms of the One- and Two-Family Dwelling Code, 1989 Edition, are referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the following additions, insertions and changes, if any:

1. In Section R-110, line 5, delete “a plot plan” and add “Two plot plans or surveys”.
 - 1a. Section R-104 shall read as follows: “Enforcement Officer. It shall be the duty and responsibility of the Village Building Official to enforce the provisions of the “One and Two Family Dwelling Code”. The Building Inspector is herein referred to as the Building Official.”
2. In Section R-201.2 - Table No. R-201.2, insert the following:
 - A. Roof live load 30 lbs. per square foot.
 - B. Roof snow load 30 lbs. per square foot.
 - C. Wind velocity 30 lbs. per square foot.
 - D. Seismic zone number 1.
 - E. Concrete subject to damage by weathering should be 3,000 lbs. per square foot.
 - F. Frost line depth 42” inch minimum.
 - G. Damage from termite and decay - no.
3. In Sec. R-209, add “and Accessory Structures” to the title.
4. In Sec. R-209.3, delete “of approved noncombustible material”, and insert a “minimum of four inches of leveled concrete over four inches of gravel fill”.
5. Sec. R-209.4 is added to read as follows:

“4.1 Sec. R-209.4. Curb. A four-inch gas curb shall be installed between the attached garage and living space or the garage floor shall be installed four inches lower than the top of the foundation wall.”
6. Sec. R-209.5 is added to read as follows:

“4.2 Sec. R-209.5. Heating units located in garages. Installation of house heating unit or other fuel burning appliance in the garage is not permitted unless a wall having a fire resistance rating of not less than one hour is installed separating the space containing the home heating unit and the garage space.”

7. Sec. R-209.6 is added to read as follows:
“4.3 Sec. R-209.6. Garage heating ducts. Warm air heat ducts, when installed, shall be a minimum of four feet over the garage floor with a fusible link damper. Cold air returns are not permitted.”
8. Sec. R-209.7 is added to read as follows:
“4.4 Sec. R-209.7. Paved driveway required. A paved driveway shall be installed within one year of the date of the issuance of the garage building permit.”
9. Sec. R-210.1, line 1, delete “one exit” and insert “two exits”.
10. Sec. R-211, add “The Secondary exit door shall be not less than two feet eight inches in width and six feet eight inches in height”.
11. Sec. R-303. Footings, paragraph 1, delete, “solid masonry”, “wood foundations” and “or other approved structural systems”.
12. Sec. R-304.1 delete “or other approved structural systems”.
13. Chapters 20, 21, 22, 23, 24 and 25 are deleted.
14. Part VI is deleted.
15. Sec. R-217.2 is amended by adding thereto the following provisions: “The use of Urea Formaldehyde Foam Insulation is prohibited.”
16. Section R-112 is hereby deleted. Prefabricated construction is prohibited.
17. The CABO, One and Two Family Dwelling Code, 1989 Edition is hereby amended as follows:

In Section R-218 delete the words “1-hour” and substitute in the place thereof the words “2-hour non-combustible/masonry”.

7-6-2: Insulation

All exterior wall cavities of habitable space must have a combined thermal resistance of R-19 or greater. The materials to be used to obtain this R-19 or greater thermal resistance value must be specified on the application for construction permit.