

CHAPTER 7

GENERAL BUILDING CODES

7-7-1: Access to Means of Egress

Each dwelling unit shall have access to not less than two means of egress, in conformity with this Chapter.

7-7-2: Grade Regulations

No lot shall be graded of such lot to any point higher than a continuous grade level between the grade of the lots on either side abutting such lot. All foundation grades shall be established in such a manner as to achieve the free, natural and unobstructed flow of surface water. Construction such as walks, driveways and retaining walls shall be installed so that they will not interfere with drainage. All sidewalks, driveways, patios and other flat work shall have the top of the finished surface four inches minimum below the top of the foundation wall.

7-7-3: Strength of Concrete

The ultimate compressive strength of all concrete shall be not less than three thousand pounds per square inch at twenty-eight days, except for floor slabs in crawl spaces which shall be a minimum of two thousand pounds per square inch.

7-7-4: Foundations

All foundation footings shall be of concrete. Wood foundations shall be prohibited. All foundations shall be insulated either on the outside of all basements with a minimum "R" value of 5 to a depth of four feet below grade, or on the inside basement walls with a minimum "R" value of 10, from sill plate down to a depth of four feet below grade. Crawl spaces shall also be insulated and shall also have the option of interior or exterior installation.

7-7-5: Basement

Floor slabs of basements shall be not less than four inches of concrete placed over a four inch thick gravel base course, and shall have a positive slope to the floor drain.

7-7-6: Crawl Spaces

Floor slabs of crawl spaces shall be not less than two inches of concrete placed over a two inch gravel base course, and shall have a positive slope to the floor drain.

7-7-7: Wood Paneling

Wood paneling less than 25/32" thick, to be used for an interior finish shall be backed by a minimum of 1/2" gypsum wallboard.

7-7-8: Repair, Replacement or Maintenance of Water Line, Sanitary Sewer Line or Stormwater Drain

The Village shall have no duty or obligation to repair, replace or maintain any water line, sanitary sewer line or stormwater drain that is located under any building in the Village of Holiday Hills. The maintenance, repair or replacement of such lines and drains, and the entire expense associated therewith, shall be at the sole cost and expense of the owner or occupant of such building under which such lines or drains are located.

7-7-9: Gutters, Downspouts and Roofwater Drains

Provisions for gutters, downspouts, and roofwater drains shall be as follows:

- A. When building with a pitched or sloped roof is provided with a basement or crawl space, install gutters and downspouts;
- B. When building with a level roof is provided with a basement or crawl space, install roof water drains acceptable to building official;
- C. Downspouts or roofwater drains shall not be connected with the sanitary sewer or footing drain tile.

7-7-10: Fire Alarm System

A building that is added to, altered or remodeled, which increases the floor area of the building shall be provided with automatic fire alarm system in accordance with this Chapter.

7-7-11: Sheathing Paper

Building paper/air infiltration barrier free from holes and breaks equivalent to ASTM Standards #E-283 Tyvek or other approved weather resistant membrane shall be applied over studs or sheathing of all exterior walls where living space exists. Such paper or membrane shall be applied weatherboard fashion, i.e., lapped not less than two inches at horizontal joints and not less than six inches at vertical joints.

7-7-12: Minimum Base and Surface Pavement Requirements for Driveways and Off-Street Loading or Parking Areas

Henceforth, the construction of driveways, off-street loading areas and off-street parking areas shall comply with the minimum base and surface pavement requirements for the zoning district classification in which the subject premises are located, as follows:

Zoning Classification of Property	Minimum Base Requirement	Minimum Surface Pavement Requirement
Single-Family Residence	6" aggregate base course Type A	2" bituminous concrete surface course, Class B 4" Portland cement concrete
Multi-Family Residence	8" aggregate base course Type A	2" bituminous concrete surface course, Class B 4" Portland cement concrete
Business	10" aggregate base course Type A	3-1/2" bituminous concrete surface course, Class I (1-1/2" binder and 1" surface); 6" Portland cement concrete
Manufacturing	12" aggregate base course Type A	3" bituminous concrete surface course, Class I (1-1/2" binder and 1-1/2" surface); 8" Portland cement concrete

7-7-13: Shed (Accessory Structures)

- A. Maximum area and height of accessory structures. Accessory structures shall be no more than 160 square feet in area and shall not exceed twelve feet in height at the peak of the roof. Overhead garage doors are prohibited on accessory structures.
- B. Accessory structures on slab. Accessory structures other than garages shall be constructed on a concrete slab not less than four inches thick, or secured with pier pads in a manner approved by the Building Official.
- C. Detached accessory greenhouse structures may be built without a four inch concrete slab providing said structure is secured to the ground according to the manufacturer's specifications, or in a manner certified by an Illinois Registered Engineer. Walls of such greenhouse, excluding the structural framing portions thereof, shall be built of shatterproof and non-combustible materials as per ASTM D635, ASTM D1929, ASTM E108 Class "A" and ASTM E84 Standards. Structural framing of the detached accessory greenhouse shall be of extruded aluminum military grade 601-TG fastened together in an interlocking grid system with stainless steel hardware or other approved materials. Such greenhouses shall conform to all other applicable provisions of this Code.