



CITY OF QUINCY
DEPARTMENT OF PLANNING AND DEVELOPMENT

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MEMORANDUM

TO: Mayor Spring and City Council Members
FROM: Chuck Bevelheimer
DATE: March 25, 2008
SUBJECT: Building Code Amendments

The Planning and Development Department is recommending the City adopt 2006 Building Codes. The Code adoptions include:

1. Amending Article I (Construction Regulations), Section 23.101 Adoption of International Building Code (2006).
2. Amending Article V (Housing Standards), Section 23.501 Adoption of International Property Maintenance Code (2006).
3. Amending Article VIII (One and Two Family Dwellings), Section 23.801 Adoption of the International Residential Code for One and Two Family Dwellings (2006).
4. Amending Article XI (Existing Buildings), Section 23.801 Adoption of the International Existing Building Code (2006).

Adoption of International Existing Building Code (IEBC) will assist the City with building code enforcement for existing buildings. This is a new code allows application of existing building code standards to renovation project instead of new construction standards. The code removes rehabilitation barriers while maintaining acceptable levels of safety. The adoption of the IEBC will allow building and fire department inspectors more flexibility in the application of code requirements for renovation of existing building and will be extremely helpful with historic building renovations.

The Inspection Staff have meet with the Quincy Home Builders Association twice to discuss the proposed 2006 Building Codes and the changes that are included in the new building codes. The one area of concern discussed with the Home Builders is the 2006 International Residential Code requires basements to have at least one operable emergency and rescue opening that opens directly into a public street, public alley, yard, or court. The exception is basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet. The existing residential code (2000) required emergency opening in only case where a sleeping room was planned for a basement. New residential code says emergency opening is required for all basements.

The other issue for the city council should be aware of is Inspection Office will be conducting final walk through inspection of all new dwellings and issuing an occupancy permit for a new dwelling. In the past Inspection Staff inspected the dwelling during construction but did not perform a final occupancy inspection. No fee will be charged for the final occupancy inspection.