

ORDINANCE NO. 15649

AN ORDINANCE AMENDING THE BUILDING CODE

WHEREAS, the City of Joliet is a home rule unit of local government empowered by the Constitution of the State of Illinois to regulate the manner in which buildings and structures are designed, constructed, altered and maintained within its corporate limits so as to provide the public health and safety; and

WHEREAS, Section 1-3-1 of the Illinois Municipal Code (65 ILCS 5/1-3-1 et seq.) also authorized municipalities to regulate the design, construction alteration and maintenance of buildings, structures and property by the adoption of published compilations of rules and regulations which have been prepared by nationally recognized technical trade or service associations; and

WHEREAS, the City of Joliet has previously exercised this authority by the enactment of Ordinance No. 14513, which adopted by reference various portions of the following building, construction and property maintenance codes:

BOCA National Building Code/1993 (Twelfth Edition)
CABO One and Two Family Dwelling Code (1992 Edition)
National Electrical Code (NFPA 70-1993)
BOCA Basic Fire Prevention Code/1993 (Ninth Edition)
BOCA Basic Mechanical Code/1993 (Eighth Edition)
Illinois Plumbing Code (1993 Edition)
BOCA National Property Maintenance Code/1993 (Fourth Edition)
Smoke Detector Act (425 ILCS 60/3); and

WHEREAS, since the adoption by the City of Joliet the above-mentioned codes it has become apparent that additional requirements are necessary in connection with the use and installation of vinyl siding in residential construction in order to ensure a high quality of workmanship, protect property values and preserve the long-term quality of housing within the City; and

WHEREAS, the Mayor and City Council hereby determine that the adoption of the additional requirements, as set forth herein, is in the best interest of the City of Joliet.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET AS FOLLOWS:

SECTION 1: Section 8-175(a) of the Code of Ordinances is hereby amended with the addition of sub-section (5) as follows:

(5) Section 1404.9 *Vinyl Siding* is amended to read as follows:

1404.9 Vinyl Siding. Vinyl siding shall conform to the requirements of ASTM D 3679 and the following additional requirements:

- (a) Minimum vinyl thickness shall be .042 inches.
- (b) The minimum butt or panel projection shall be ½ inch.
- (c) Siding must have a nail stop hem.
- (d) Vinyl Siding must be certified by the Vinyl Siding Institute, or similar nationally recognized trade organization, for both quality and color hold.
- (e) All vinyl siding installers shall be sufficiently trained in the proper installation of vinyl siding pursuant to a program of instruction reasonably determined by the Building Inspector to be adequate. This course of instruction may consist of the vinyl siding installation training and certification provided by United Brotherhood of Carpenters and Joiners, the training and certification provided by Vinyl Siding Institute at the Instructor Level or comparable training as determined by the Building Inspector. Each installer shall carry proof of training and certification at the construction site and shall present such proof to the Building Inspector upon demand.

SECTION 2: Section 8-175(a) of the Code of Ordinances is hereby amended with the addition of sub-section (6) as follows:

- (6) Table 1405.2 *Minimum Thickness of Weather Coverings* is amended with the addition of the following row:

Vinyl Siding	.042
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SECTION 3: Section 8-175(a) of the Code of Ordinances is hereby amended with the addition of sub-section (7) as follows:

- (7) Section 1405.13.1 *Application* is amended with the addition of the following paragraph:

In addition, the following installation requirements shall apply:

- (a) Exterior wall studs must not exceed 16 inches.
- (b) All manufactured I-joist abutting the outer walls must have band board to provide a flush nailing surface.
- (c) All accessories including shutters, down spouts, hose bibs and utility connections must be attached in such a manner that it does not restrict movement. All penetrations must be sealed to prevent moisture infiltration.
- (d) All joints must be staggered to prevent seam stacking.
- (e) Overlap must face away from the street side of the house.
- (f) Joints must have a minimum 1 inch overlap.
- (g) The minimum overlap without a panel lock shall be 5 inches.
- (h) All siding must be hand nailed or utilize spacers.

SECTION 4: Section 8-175(b) of the Code of Ordinances is hereby amended with the addition of sub-section (5) as follows:

(5) Section R703 *Exterior Covering* is amended with the addition of the following sub-section R703.11 *Vinyl Siding*:

R703.11 General Requirements. In addition to any other requirement of this Code, all vinyl siding shall conform to the requirements of ASTM D 3679 and the following additional requirements:

- (a) Minimum vinyl thickness shall be .042 inches.
- (b) The minimum butt or panel projection shall be ½ inch.
- (c) Siding must have a nail stop hem.
- (d) Vinyl Siding must be certified by the Vinyl Siding Institute, or similar nationally recognized trade organization, for both quality and color hold.

SECTION 5: Section 8-175(b) of the Code of Ordinances is hereby amended with the addition of sub-section (6) as follows:

(6) That portion of Table 703.4 *Weather-Resistant Siding Attachment and Minimum Thickness* under the column “Nominal Thickness (inches)”, is amended with the addition of the following row:

Vinyl Siding ⁿ	.042
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SECTION 6: (5) Section R703 *Exterior Covering* is amended with the addition of the following sub-section R703.11 *Vinyl Siding Installation*:

R703.11 Vinyl Siding Installation.

In addition to any other requirement of this Code, the following requirements shall apply to the installation of vinyl siding:

- (a) All vinyl siding installers shall be sufficiently trained in the proper installation of vinyl siding pursuant to a program of instruction reasonably determined by the Building Inspector to be adequate. This course of instruction may consist of the vinyl siding installation training and certification provided by United Brotherhood of Carpenters and Joiners, the training and certification provided by Vinyl Siding Institute at the Instructor Level or comparable training as determined by the Building Inspector. Each installer shall carry proof of training and certification at the construction site and shall present such proof to the Building Inspector upon demand.
- (b) Exterior wall studs must not exceed 16 inches.
- (c) All manufactured I-joist abutting the outer walls must have band board to provide a flush nailing surface.
- (d) All accessories including shutters, down spouts, hose bibs and utility connections must be attached in such a manner that it does

ⁿ Vinyl siding shall comply with ASTM D 3679

not restrict movement. All penetrations must be sealed to prevent moisture infiltration.

- (e) All joints must be staggered to prevent seam stacking.
- (f) Overlap must face away from the street side of the house.
- (g) Joints must have a minimum 1 inch overlap.
- (h) The minimum overlap without a panel lock shall be 5 inches.
- (i) All siding must be hand nailed or utilize spacers.

SECTION 7: Any structure currently under construction or alteration pursuant to a proper permit issued by the City of Joliet on or before the adoption of this ordinance, shall remain subject to the various codes in effect at the time said permit was issued until such time as the permitted work is completed or abandoned. All permits applied after the adoption of this ordinance shall be subject to the codes adopted herein.

SECTION 8: This Ordinance shall be deemed severable and the invalidity of any portion hereof, or any code or part thereof adopted by reference by this Ordinance shall not be construed so as to invalidate the remainder.

SECTION 9: This Ordinance shall take effect immediately upon its passage.

PASSED this 18th day of September, 2006.



MAYOR



CITY CLERK

VOTING YES: MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS,
GIARRANTE, LEDESMA, COUNCILWOMAN QUILLMAN,
COUNCILMEN SHETINA, TURK and UREMOVIC.

VOTING NO: NONE._____

NOT VOTING: NONE._____

OFFICE OF THE CITY MANAGER
JOHN M. MEZERA
CITY MANAGER
PHONE 815/724-3720
FAX 815/724-3737



150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

September 14, 2006

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Ordinance Amending the Building Code Regarding the Use and Installation of Vinyl Siding

BACKGROUND:

The Director of Building Services is recommending the amendment of our current Building Code regarding the use and installation of vinyl siding for exterior cladding.

The recommended amendments are in response to rising complaints regarding the aesthetics of vinyl siding by citizens, staff and selected council members. The council members brought the subject up during a Land Use Committee meeting. The Land Use Committee suggested that a solution to the problems of waviness and wall irregularities be investigated.

Possible solutions to various issues were investigated and discussed with trade persons, suppliers, carpenters union and the Vinyl Siding Institute. The information was compiled and possible solutions were presented to the Land Use Committee at the meeting on June 28, 2006. At this time the Land Use Committee requested that we conduct an informal meeting and receive input from concerned persons regarding possible code changes. Notices to concerned persons were sent out and subsequently a meeting was held on August 17, 2006 in the Council Chambers.

In attendance were local contractors, Will-Grundy Home Builders Association, Vinyl Siding Institute, Dow Chemical and the Carpenters union Local 174. Staff presented their proposed code changes to resolve the concerns voiced by the Land Use Committee. Comments were received and deliberated with those in attendance. These comments were presented to the Land Use Committee at their meeting held on September 7, 2006. Staff's recommended code changes were presented and are briefly described as follows:

1. Have all siding installers certified in the installation of vinyl siding.
2. Upgrade the type of vinyl siding being installed.
3. Restrict the type of non structural sheathing currently being used from insulation board to either 7/16 O.S.B. or 7/16 plywood.

During the September 7, 2006 Land Use Committee meeting comments were taken from attendees. Of those in attendance three representatives spoke to the Committee as follows:

1. Will Grundy Home Builders expressed concerns changing the type of non structural sheathing products. They are concerned that additional problems may occur in the use of O.S.B. and plywood products. They also fear price fluctuations which may become burdensome to the builders.

2. Dow Chemical also voiced concerns restricting the type of non structural sheathing products. As one of the largest employers in Will County, sheathing restrictions would restrict the use of their insulated sheathing products. They are concerned with the economic impact that restrictions on the use of their product may have.

3. United Brotherhood of Carpenters and Joiners Local 174 support the certification of siding installers. They currently offer a certification program and suggest that within 1 year all installers should be certified.

They expressed concerns that the Vinyl Siding Institutes Certification Program permits on-line certification. This would be counter productive to what we are attempting to accomplish. Further, it would be unfair to the Union and its members in light of the fact that they undergo a 5 day hands on certification program.

In response to the aforementioned, the Land Use Committee suggested that we require persons obtaining certification through the Vinyl siding Institute attend the Certified Instructor Program. This is a hands-on 4 day class. Further, the Land Use Committee feels that in response to Dow Chemicals concerns, we should not restrict the non-structural sheathing at this time.

CONCLUSION:

Based on the hearings and at the recommendation of the Land Use Committee, the following amendments to the code are being proposed:

1. **Vinyl Siding Material**
 - a. Minimum vinyl thickness will change to .042.

- b. Minimum butt or panel projection 1/2 inch.
- c. Siding must have a nail stop hem.
- d. Vinyl siding must be certified by the Vinyl Siding Institute for both quality and color hold.

2. **Installers**

- a. At least one job site superintendent must be certified as an installer within 120 days after adoption. All installers must be certified within one year thereafter.
- b. Installers must be certified by either the United Brotherhood of Carpenters and Joiners or the Vinyl Siding Institute instructor certification.
- c. Proof of certification must be on the person doing the installation.

3. **Installation Requirements**

- a. Exterior wall studs must not exceed 16 inches on center.
- b. All manufactured I-joist abutting the outer walls must have band board to provide a flush nailing surface.
- c. All accessories including shutters, down spouts, hose bibs and utility connections must be attached in such a manner that it does not restrict movement. All penetrations must be sealed to prevent moisture infiltration.
- d. All joints must be staggered to prevent seam stacking.
- e. Overlap must face away from the street side of the house.
- f. Joints must have a minimum 1 inch overlap.
- g. You must have a minimum 5 inches of overlap without a panel lock.
- h. All siding must be hand nailed or utilize spacers.

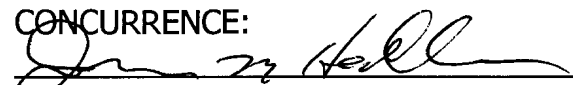
RECOMMENDATION OF THE ADMINISTRATION:

Based on the above, the Administration recommends the Mayor and City Council approve the Ordinance Amending the Building Codes regarding the use and installation of vinyl siding.

Respectfully Submitted,


John M. Mezera,
City Manager

CONCURRENCE:


James M. Haller, Director
Community & Economic Development


David R. Mackley, Director
Building Services