

ORDINANCE NO. 9798-39

**AN ORDINANCE AMENDING SECTIONS OF THE
NATIONAL BUILDING CODE**

WHEREAS, Ordinance NO. 9394-84 entitled "An Ordinance Adopting Building and Fire Safety Codes with Additions, Deletions and Modifications and Repealing Certain Sections of the Code of Ordinances City of Urbana, Illinois" was adopted by the Urbana City Council on the 4th day of April, 1994; and

WHEREAS, the above said Ordinance adopted certain National Codes; and

WHEREAS, the Urbana City Council finds it is in the best interests of the City and its citizens to enact measures to insure greater accessibility for persons with disabilities, and to modify the methods for calculating a building's grade plane,

NOW THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL that Ordinance NO. 9394-84 is amended as set forth herein:

Section 1. In Article III (Building Code) the following language is added:

Section 201.1 of Definitions entitled "General" Definition of "Grade Plane" is modified to read as follows:

"Grade plane: A reference plane representing the average of finished ground level adjoining the building at all exterior walls without the exemption of any areas used for loading docks, driveways, ramps, or stairs. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line. Where the lot line is less than 15 feet from the building, the site may not be filled so as to raise the grade plane for the purposes of classifying a level as a story below grade."

Section 512.1 entitled, "Scope", is modified to read as follows:

"Section 512.1 Scope: Where applicable, all buildings or structures, shall comply with the Environmental Barriers Act of 1985, as amended, and the Illinois Accessibility Code, April 24, 1997 edition."

"Section 512.2 Covered Multifamily buildings: In buildings or portions thereof of use group R-2, containing four or more dwelling units, all such dwelling units in buildings with an elevator, or the ground floor dwelling units in other buildings (of the R-2 group and four or more dwelling units without an elevator) shall be designed and constructed in such a manner that:

- (A) At least one accessible entrance on an accessible route is provided to each such building;
- (B) The public and common use portions of such buildings are readily accessible to and useable by individuals with disabilities;
- (C) All buildings subject to these requirements shall have a minimum of ten percent (10%) of the total number of dwelling units therein, but not less than two (2), located on the ground floor level;
- (D) All doors that allow passage into and within all such buildings and into and within all dwelling units subject to these requirements are sufficiently wide to allow passage by persons with disabilities who use wheelchairs;
- (E) The adaptable dwelling units shall be proportionately distributed throughout all types of units and locations. The adaptable units within a building shall provide comparable area and number of rooms and shall provide the same design elements.
- (F) When the accessible floor level contains parking spaces within the building perimeter adjacent to the dwelling units the following requirements shall apply:
 - 1.) The common walls between the parking area and the dwelling units shall have a sound transmission rating of not less than 55 for airborne noise when tested in accordance with ASTM E90. Exception: Designs that incorporate an access corridor between the dwelling unit and the parking area separation wall shall have a sound transmission rating of not less than 45 for the dwelling unit wall.
 - 2.) The accessible route to the adaptable dwelling units shall provide the same weather protection characteristics of the route to other dwelling units.
 - 3.) All design elements provided to the non-adaptable dwelling units shall also be provided to the adaptable dwelling units.
 - 4.) Adaptable dwelling units shall be placed in a manner than will locate a minimum of two (2) units together.
 - 5.) Doors from the dwelling unit shall not be permitted to open directly into the parking area.
- (G) All dwelling units subject to these requirements contain the following features of adaptable design:
 - 1) An accessible route into and through the dwelling unit;

- 2) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
- 3) Reinforcement in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall, and shower seat, where such facilities are provided and;
- 4) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

" Section 512.3 Referenced Standards and Guidelines: "The elements specified in Section 512.2 shall comply with The Illinois Accessibility Code, April 24, 1997 edition.

Section 2. The amendments set forth in this ordinance shall be effective as to any building permit issued after September 30, 1997.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities; after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code, this Ordinance shall be effective as of midnight on September 30, 1997.

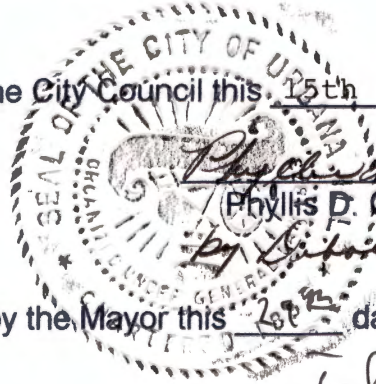
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council.

AYES: Hayes, Kearns, Taylor, Whelan

NAYS: Huth, Patt, Wyman

ABSTAINED:

PASSED by the City Council this 15th day of September, 1997.



Phyllis D. Clark
Phyllis D. Clark, City Clerk

by Deborah J. Roberts, Deputy Clerk

APPROVED by the Mayor this 15th day of September, 1997.

Tod Satterthwaite
Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 15th day of September, 1997, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9798-39, entitled AN ORDINANCE AMENDING SECTIONS OF THE NATIONAL BUILDING CODE, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9798-39 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 29th day of September, 1997, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 29th day of September, 1997.

(SEAL)



Phyllis D. Clark
CITY CLERK

Robert J. Robert
Deputy Clerk