



Residential Notices

These notices must be acknowledged by the contractor, property owner, or authorized agent for all new residential construction.

ENERGY

Illinois Public Act PA 97-1033 requires all new residential and commercial buildings to meet the requirements of the 2018 International Energy Conservation Code (IECC), with amendments, effective July 1, 2019.

Renovations, alterations, additions, and repairs to most existing residential and commercial buildings must also meet the requirements of the 2018 IECC.

The law also requires design and construction professionals to follow the requirements of the 2018 IECC, and the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) Standard 90.1, 2016 “Energy Standard for Buildings except Low-Rise Residential Buildings.”

Additional information, including the actual law and amendments, may be found on the Illinois Department of Commerce and Economic Opportunity website at <https://www.illinois.gov/cdb/business/codes/pages/illinoisenergyconservationcode.aspx>.

FIRE SPRINKLER AWARENESS

If the purchaser is not yet known, only the contractor need acknowledge this notice, and agrees to inform the purchaser of the option to install fire sprinklers before the building is sold.

The 2012 version of the International Residential code (IRC) has been adopted by the City of Springfield. The City has not adopted Section R313 of the IRC that requires fire sprinklers to be installed in new houses. However, people who purchase a new home should be made aware that an option for fire sprinklers exists, and should have the choice to decide if fire sprinklers will be installed in their home.

The contractor must offer the prospective buyer the option to install, at the buyer’s expense, an automatic fire sprinkler system in the residence, and must provide information explaining the cost and benefits of installing a system.

If a contractor or purchaser chooses to install fire sprinklers, the fire sprinklers must be installed as per Section R313.2.1 of the IRC.

A video on residential fire sprinklers can be watched at <http://homefiresprinkler.org/building-with-fire-sprinklers-builders-video/>.

A brochure on residential fire sprinklers can be downloaded at <http://homefiresprinkler.org/wp-content/uploads/2016/05/BuildersBrochure.pdf>.

Fire sprinkler information, including information on how to obtain a “Living with Fire Sprinklers Kit” can be provided to the purchaser by referring them to the Home Fire Sprinkler Coalition website at <http://homefiresprinkler.org/>.

RADON RESISTANT CONSTRUCTION

Illinois Public Act PA 97-0953 requires that all new residential construction be equipped with passive radon resistant construction effective June 1, 2013.

New residential construction is defined as “any original construction of a single-family home or a dwelling containing 2 or fewer apartments, condominiums or town houses”.

Radon resistant construction is defined as “the installation of passive new construction pipe during new residential construction”.

Passive new construction pipe is defined as “a pipe installed in new construction that relies solely on the convective flow of air upward for soil gas depressurization and consist of multiple pipes routed through conditioned space from below the foundation to above the roof”.

You may view the actual state law at <http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=3422&ChapterID=37>.

The passive new construction pipe is required by state law as described above. In addition, the following are recommended, but not required: for crawl spaces, a 4” layer of granular rock should be placed on the crawl space floor completely covered with a 6-mil polyethylene sheet to trap the radon. All joints in the polyethylene sheet should be lapped 12”. The vertical passive new construction pipe should be 3” to 4” diameter. The bottom of the pipe needs to project through the polyethylene sheet and terminate with a tee into the granular rock. Above the polyethylene sheet, the vertical pipe would need to extend through the building and project through the roof at least 12” while being kept at least 10’ away from doors and windows. For basements, the 4” rock and polyethylene sheet would be placed beneath the concrete slab, with the passive pipe installed the same as for a crawl space. Sump pits should have a sealed cover.

VISITABILITY REQUIREMENTS FOR NEW RESIDENCES

Chapter 177 of the Springfield City Code lists the following visitability requirements that apply to all new construction of one-FAMILY and two-family dwellings funded in whole or IN part with financial assistance originating from or flowing through the City of Springfield.

Note: For the new construction of one-family and two-family dwellings not funded in whole or in part with financial assistance originating from or flowing through the City of Springfield, we have been requested by the Springfield Disabilities Commission and by the Statewide Independent Living Council of Illinois to conduct a survey to determine the percentage of new houses being constructed to meet visitability requirements. The term visitability, also known as Universal Design, applies to a house that will allow a disabled person to easily enter and move through the first floor of the house without difficulty. The visitability requirements should not be confused with the requirements for a fully accessible house, because the visitability requirements are much easier to achieve. The following features are necessary in order for a residence to be considered visitable.

FIRST FLOOR ELECTRICAL WALL SWITCHES

First floor wall switches controlling light fixtures and fans shall be located at a height not to exceed 48 inches above finished floor. Height shall be determined by measuring from the finished floor to the center of the switch.

- This section does not apply where the use of special equipment dictates otherwise as required by the manufacturer.

NO-STEP ENTRANCE

Provide at least one no-step entrance that is fully accessible from a parking area or public way. This no-step entrance shall be approached by a slope not to exceed one in 12 (less steep is desirable) and may be approached by a sidewalk, a driveway, a garage floor, or another usable route. The no-step entrance may be located at any entrance to the home; provided, however, that if the no-step entrance is located in an enclosed garage, a button for a doorbell, which rings inside the dwelling, shall be located outside the overhead garage door.

- If a lot is so steep that it cannot be graded to a maximum slope of one in 12, the driveway may exceed a one in 12 slope upon prior written approval by the director of public works; provided, however, that a one in 12 (or less) route leading from the driveway to the no-step entrance must also be constructed.
- The director of public works may waive any of the requirements of this section if, within his or her discretion, he or she determines that such entrance is not feasible based on water table elevations.

FIRST FLOOR BATHROOM

There shall be at least one first floor bathroom containing at least one toilet and one sink. This bathroom shall be designed and constructed in a manner that will provide wheelchair access to both the toilet and sink.

BATHROOM DESIGN

All bathrooms shall provide:

- A minimum 32-inch clear path to all fixtures; and
- That the user be able to shut the door when using the room; provided, however, that the bathroom door may be hinged to swing out to satisfy this requirement if the hallway design provides the proper clearances; and
- At a minimum, that a wheelchair user be able to roll in forward and roll out backward; however, although not required by this visitability code, a large turning radius inside the bathroom is recommended.

- Walls with wood blocking installed flush within wall framing to support grab bars as needed. When measured to the center, the wood blocking shall be located between 33 inches and 36 inches above the finished floor and shall be located in all bathroom walls adjacent to a toilet, shower stall or bathtub.

FIRST FLOOR DOORS AND HALLWAYS

- All exterior and interior doors shall not be less than three feet in width and six feet eight inches in height, and shall provide a minimum clear opening of 32 inches.
- The minimum width of a hallway or exit access shall not be less than 42 inches, and in no event shall the width of the hallway be less than required by the Illinois Accessibility Code.

These requirements shall not apply to:

- Sliding doors, provided that a minimum 32-inch clear opening is maintained; or
- Interior pocket doors, provided that a minimum 32-inch clear opening is maintained; or
- Interior doors that do not require passage for access as determined by the Illinois Accessibility Code, for example, doors to linen closets and pantries in which the shelves are located immediately inside the door opening; or
- Any interior door located in a manner that when fully open, a minimum 32-inch clear opening is provided.

ROUTES WITHIN THE FIRST FLOOR OF A DWELLING UNIT

- Provide an accessible route through the hallways and passageways of the first floor. Hallways shall not be less than 42 inches in width. All passageways other than doorways shall be not less than 36 inches in width.

Yes No Is this residence being funded in whole or in part with financial assistance originating from or flowing through the City of Springfield?

Yes No Will this residence have the above listed visitability features?



The undersigned contractor or property owner/authorized agent acknowledges the above requirements.

Property Address	City	State	ZIP
Contractor/Property Owner/Authorized Agent Name	Signature	Date	
Purchaser Name (if known)	Signature	Date	