

**ORDINANCE NO. 17,833**

**AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF PEORIA  
PERTAINING TO BUILDINGS AND BUILDING REGULATIONS**

**WHEREAS**, the City Council is a home rule unit of government pursuant to Article VII, Section 6 of the Constitution of the State of Illinois 1970, and may exercise any power and perform any function pertaining to its government and affairs; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, as follows:**

**SECTION 1.** Chapter 5 of the Code of the City of Peoria is hereby amended by deleting the following stricken words and by adding the following underlined words:

Sec. 5-121. - Compliance with International Building Code required.

The International Building Code/~~2012-2018~~ is hereby adopted by reference.

Sec. 5-122. - Amendments to International Building Code.

Amendments to International Building Code.

~~The International Building Code, as adopted in section 5-121 of this chapter, is amended as provided in this section.~~

~~Section 101.1, Title, is hereby amended to read as follows:~~

~~Section 101.1, Title. These regulations shall be known as the Building Code of the City of Peoria, hereinafter referred to as this code.~~

~~Section 101.4.1, Electrical, is hereby amended to read as follows:~~

~~Section 101.4.1, Electrical. The provisions of the currently adopted National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.~~

~~Section 101.4.4, Plumbing, is hereby amended to read as follows:~~

~~Section 101.4.4, Plumbing. The provisions of the currently adopted State of Illinois Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system.~~

~~Section 112, Means of Appeal, is hereby amended to read as follows:~~

~~Section 112.1, Construction Commission. The owner of a building or structure or any other person may appeal to the construction commission as established in Article II of Chapter 5 of the Peoria City Code, from any decision of the code official as set forth in Section 5-61 of the Peoria City Code.~~

~~Section 112.2, Limitations on authority, is hereby amended to read as follows:~~

~~Section 112.2, Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or~~

~~better form of construction is proposed. The board shall have no authority to waive requirements of this code.~~

~~Section 112.3, Qualifications, is hereby amended to read as follows:~~

~~Section 112.3, Qualifications. The Construction Commission shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~

~~Section 113.4, Violation penalties, shall read as follows:~~

~~Section 113.4, Violation penalties. Any person who violates a provision of this code or fails to comply with any other requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or a permit or certificate issued under the provisions of this code, shall be guilty of a violation punishable by a fine or not more than \$500.00. Each day that a violation continues shall be deemed a separate offense.~~

~~Section 114.2, Issuance, shall read as follows:~~

~~Section 114.2, Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent or to the person doing the work. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. The work order shall conform to Section 5-80 of the Peoria City Code.~~

~~Section 114.3, Unlawful continuance, shall read as follows:~~

~~Section 114.3, Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be subject to a fine of not less than \$25.00 or more than \$500.00.~~

~~Section 109.3. Stair treads and risers, shall read as follows:~~

~~Section 109.3 Stair treads and risers, Exception No. 5. In occupancies in Group R-3 as applicable in Section 101.2 within dwelling units in occupancies in Group R-2, as applicable in Section 101.2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser heights shall be 8¼ inches (210 mm) and the minimum tread depth shall be nine inches (229 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).~~

~~Chapter 2 is amended as follows:~~

~~Section 202 Definitions:~~

~~Air Rights Agreement: An agreement, recorded with the Peoria County Recorder of Deeds, for Air Rights Space above a legally established parcel. The bottom extent of such air rights space shall be no lower than the roof of any building on the legally established parcel. The agreement may include allowances for existing or planned encroaching elements on either parcel.~~

~~Air Rights Space: A three-dimensional area above a building or lot as defined in a recorded Air Rights Agreement.~~

~~Chapter 7 is amended as follows:~~

~~Table 705.8 Maximum Area of Exterior Wall Openings reference notes is amended as follows:-~~

~~k. When air rights to an adjacent parcel are combined with the parcel under development consideration, the property line - for the purpose of development only - above the bottom of the air rights space shall be adjusted based upon the air rights agreement and the development may utilize Section 706.6.1 for stepped buildings.~~

~~Chapter 11, Accessibility is hereby deleted in its entirety and the following inserted in lieu thereof:-~~

~~The provisions of the Illinois Accessibility Code shall control the design and construction of facilities for accessibility to physically disabled persons. Buildings and facilities shall be designed and constructed to be accessible in accordance with the Illinois Accessibility Code.~~

~~Chapter 27, Electrical Systems, is hereby deleted in its entirety and the following inserted in lieu thereof:-~~

~~Chapter 27, Electrical System. The current National Electrical Code adopted by the City of Peoria shall be followed for all design and installation of electrical systems, alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.~~

~~Chapter 29, Plumbing Systems, is hereby deleted in its entirety and the following inserted in lieu thereof:-~~

~~Chapter 29, Plumbing Systems. The current State of Illinois Plumbing Code shall be followed for all design and installation of plumbing systems, including sanitary and storm-drainage, sanitary facilities, water supply and stormwater and sewage disposal in buildings.~~

The International Building Code, as adopted in section 5-121 of this chapter, is amended as provided in this section.

Section 101.1, Title, is hereby amended to read as follows:

Section 101.1, Title. These regulations shall be known as the Building Code of the City of Peoria, hereinafter referred to as this code.

Section 101.4.3, Plumbing, is hereby amended to read as follows:

Section 101.4.3, Plumbing. The provisions of the currently adopted State of Illinois Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system.

Section 113, Board of Appeal, is hereby amended to read as follows:

Section 113, Construction Commission. The owner of a building or structure or any other person may appeal to the construction commission as established in Article II of Chapter 5 of the Peoria City Code, from any decision of the code official as set forth in Section 5-61 of the Peoria City Code.

Section 114.4, Violation penalties, shall read as follows:

Section 114.4, Violation penalties. Any person who violates a provision of this code or fails to comply with any other requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or a permit or certificate issued under the provisions of this code, shall be guilty of a violation punishable by a fine or not more than \$500.00. Each day that a violation continues shall be deemed a separate offense.

Section 115.2, Issuance, shall read as follows:

Section 115.2, Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent or to the person doing the work. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. The work order shall conform to Section 5-80 of the Peoria City Code.

Section 115.3, Unlawful continuance, shall read as follows:

Section 115.3, Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be subject to a fine of not less than \$100.00 or more than \$5000.00.

Section 1011.5 Stair treads and risers, shall read as follows:

Section 1011.5 Stair treads and risers. Exception No. 5. In occupancies in Group R-3 as applicable in Section 101.2 within dwelling units in occupancies in Group R-2, as applicable in Section 101.2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser heights shall be 8¼ inches (210 mm) and the minimum tread depth shall be nine inches (229 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

Chapter 2 is amended as follows:

Section 202 Definitions:

Air Rights Agreement: An agreement, recorded with the Peoria County Recorder of Deeds, for Air Rights Space above a legally established parcel. The bottom extent of such air rights space shall be no lower than the roof of any building on the legally established parcel. The agreement may include allowances for existing or planned encroaching elements on either parcel.

Air Rights Space: A three-dimensional area above a building or lot as defined in a recorded Air Rights Agreement.

Chapter 7 is amended as follows:

Table 705.8 Maximum Area of Exterior Wall Openings reference notes is amended as follows:

I. When air rights to an adjacent parcel are combined with the parcel under development consideration, the property line - for the purpose of development only - above the bottom of the air rights space shall be adjusted based upon the air rights agreement and the development may utilize Section 706.6.1 for stepped buildings.

Chapter 11. Accessibility is hereby deleted in its entirety and the following inserted in lieu thereof:

The provisions of the Illinois Accessibility Code shall control the design and construction of facilities for accessibility to physically disabled persons. Buildings and facilities shall be designed and constructed to be accessible in accordance with the Illinois Accessibility Code.

Chapter 27. Electrical Systems, is hereby deleted in its entirety and the following inserted in lieu thereof:

Chapter 27. Electrical System. The current National Electrical Code adopted by the City of Peoria shall be followed for all design and installation of electrical systems, alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Chapter 29. Plumbing Systems, is hereby deleted in its entirety and the following inserted in lieu thereof:

Chapter 29. Plumbing Systems. The current State of Illinois Plumbing Code shall be followed for all design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supply and stormwater and sewage disposal in buildings.

The city clerk shall keep one copy of such code on file in her office and make the same available for inspection or copying pursuant to office policy.

Sec. 5-123. - Compliance with the International Residential Code for One- and Two-Family Dwellings/2012 2018 is required.

The One- and Two-Family Dwelling Code, 20122018 Edition of the International Residential Code is hereby adopted by reference.

(Ord. No. 13940, § 1, 5-30-95; Ord. No. 14155, § 1, 8-13-96; Ord. No. 15218, § 1, 11-6-01; Ord. No. 15720, § 1, 12-7-04; Ord. No. 16091, § 1, 3-13-07; Ord. No. 17404, § 1, 10-11-16, eff. 1-1-17)

Sec. 5-124. - Amendments to the International Residential Code.

~~The International Residential Code, as adopted in section 5-123 is amended as provided in this section.~~

~~Section R101.1 Title, shall read as follows:~~

~~Section R101.1. Title.~~ These regulations shall be known as the Residential Code for One- and Two-Family Dwelling of the City of Peoria and shall be cited as such and will be referred to herein as "this code."

~~Section R102.5. Appendices, shall read as follows:~~

~~Section R102.5. Appendices.~~ Appendix G. Swimming Pools, Spas and hot tubs is hereby adopted as part of the City of Peoria's Code.

~~Section R112. Board of Appeals~~ is hereby amended to read as follows:

~~Section 112.1. Construction Commission.~~ The owner of a building or structure or any other person may appeal to the construction commission as established in Article II of Chapter 5-

~~of the Peoria City Code, from any decision of the code official as set forth in section 5-61 of the Peoria City Code.~~

~~Section 112.2 Limitations on authority, is hereby amended to read as follows:~~

~~Section 112.2 Limitations on authority. An Application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.~~

~~Section 112.2.1, Determination of substantial improvement in areas prone to flooding is hereby deleted.~~

~~Section 112.3, Qualifications, is hereby added to read as follows:~~

~~Section 112.3, Qualifications. The Construction Commission shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~

~~Section R112.3, Qualifications is hereby deleted.~~

~~Section R112.4, Administration is hereby deleted.~~

~~Section 311.5.3, Treads and risers, shall read as follows:~~

~~R311.5.3.1 Riser height. The maximum riser height shall be 8.25 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stair shall not exceed the smallest by more than 3/8 inch.~~

~~R311.5.3.2 Tread depth. The minimum tread depth shall be 9 inches. the tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Winder treads shall have a minimum tread depth of 9 inches measured as above at a point 12 inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch walk line shall not exceed the smallest by more than 3/8 inch.~~

~~Section M1307.6, Protection of equipment is hereby added.~~

~~Section M1307.6, Protection of equipment. All equipment placed in a basement or similar location that would be subject to dampness shall be raised and/or protected from damage by a minimum one-inch high concrete base, one-inch minimum galvanized steel support frame, or similar method approved by the code official.~~

~~Section R313.1 shall be deleted in its entirety.~~

~~Section R313.2 shall be deleted in its entirety.~~

~~Part VII Plumbing: Chapters 25 through 32, is hereby deleted in its entirety and the following inserted in lieu thereof:~~

~~The current State of Illinois Plumbing Code shall be followed for all design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supply and stormwater and sewage disposal in buildings.~~

The International Residential Code, as adopted in section 5-123 is amended as provided in this section.

Section R101.1 Title, shall read as follows:

Section R101.1. Title. These regulations shall be known as the Residential Code for One- and Two-Family Dwelling of the City of Peoria and shall be cited as such and will be referred to herein as "this code."

Section R102.5. Appendices, shall read as follows:

Section R102.5. Appendices. Appendix G. Swimming Pools, Spas and hot tubs is hereby adopted as part of the City of Peoria's Code.

Section R112. Board of Appeals is hereby amended to read as follows:

Section 112.1. Construction Commission. The owner of a building or structure or any other person may appeal to the construction commission as established in Article II of Chapter 5 of the Peoria City Code, from any decision of the code official as set forth in section 5-61 of the Peoria City Code.

Section 311.7.5, Stair treads and risers, shall read as follows:

R311.7.5.1 Riser height. The maximum riser height shall be 8.25 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stair shall not exceed the smallest by more than 3/8 inch.

R311.7.5.2 Tread depth. The minimum tread depth shall be 9 inches. the tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Winder treads shall have a minimum tread depth of 9 inches measured as above at a point 12 inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch walk line shall not exceed the smallest by more than 3/8 inch.

Section R313.1 shall be deleted in its entirety.

Section R313.2 shall be deleted in its entirety.

Part VII Plumbing: Chapters 25 through 32, is hereby deleted in its entirety and the following inserted in lieu thereof:

The current State of Illinois Plumbing Code shall be followed for all design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supply and stormwater and sewage disposal in buildings.

(Code 1957, § 8-2; Ord. No. 13940, § 1, 5-30-95; Ord. No. 14155, § 1, 8-13-96; Ord. No. 14339, § 1, 8-5-97; Ord. No. 15218, § 1, 11-6-01; Ord. No. 15720, § 1, 12-7-04; Ord. No. 16091, § 1, 3-13-07; Ord. No. 17404, § 1, 10-11-16, eff. 1-1-17)

~~Sec. 5-125-- Reserved -- 2018 International Property Maintenance Code adopted.~~

~~(a) The 2018 International Property Maintenance Code as published by the International Code Council, Inc. is hereby adopted as the Property Maintenance Code of the City of Peoria.~~

~~(b) Where no specific standards to the contrary are prescribed by this chapter, conformity is required with and pursuant to "2018 International Property Maintenance Code," as amended along with all codes and standards referred to therein.~~

~~(Ord. No. 14471, § 1, 3-24-98; Ord. No. 15812, § 1, 7-19-05; Ord. No. 17404, § 1, 10-11-16, eff. 1-1-17)~~

Sec. 5-126.- Reserved. – ~~Amendments to the 2018 International Property Maintenance Code.~~

~~The 2018 International Property Maintenance Code as adopted in section 5-125, is amended as follows:-~~

~~Section 101.1, Title, is amended to read as follows:~~

~~101.1 "Title." This article shall be known as the Property Maintenance Code of the City of Peoria hereinafter referred to as "this code."~~

~~Sections 103.2 and 103.5 are deleted in their entirety.~~

~~Section 104.1, General, shall read:~~

~~This code official shall enforce all of the provisions of this code except the Fire Department Chief or his designee shall enforce Section 704.0 FIRE PROTECTION SYSTEMS.~~

~~Section 106.3, Prosecution of violation, shall be deleted in its entirety.~~

~~Section 106.4, Violation penalties, is hereby amended to read as follows:~~

~~106.4, Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof shall, upon conviction thereof, be subject to a fine of not more than \$5000.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

~~Section 110.0, Demolition, shall be deleted in its entirety.~~

~~Section 111.0, Means of Appeal, shall be deleted in its entirety.~~

~~Section 201.3 Terms defined in other codes shall read as follows:~~

~~201.3 Terms as defined in other codes: Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Zoning Code, State of Illinois Plumbing Code, International Mechanical Code, International Existing Building code or the National Electric Code, such terms shall have the meanings ascribed to them as in those codes.~~

~~Section 202.0, Definitions; Rubbish, shall read as follows:~~

~~Rubbish: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, household furniture such as sofas, stuffed chairs and mattresses when found on the exterior of the property, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.~~

~~Section 202.0, General Definitions, Obsolete Signs, shall read as follows:~~

~~Any sign including the sign structure, retractable canopy or awning, which advertises a business no longer being conducted or a product no longer being sold in or from the premises to which the sign relates is considered obsolete. Signs left in good repair which remove all aspects of former business and present a solid color blank slate are not considered obsolete.~~

~~Section 301.2, Responsibility, shall read:~~

~~Responsibility. The Owner of the premises shall maintain the structures and exterior property in compliance with these requirements, in sections 13-37 and 13-39 of the Code of the City of Peoria.~~

~~Section 302.1, Sanitation, shall be deleted in its entirety.~~

~~Section 302.3 Sidewalks and driveways, shall read as follows:~~

~~All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. All striping on parking lots including, but not limited to, appropriate color must be maintained per applicable local, state and federal standards. New gravel driveways are prohibited. Existing gravel driveways must be completely maintained. This includes, but is not limited to, free from potholes, ruts, channels, growth of vegetation, other similar obstructions, exposed dirt, and areas that allow pooling of water. If an existing driveway is found to not be maintained at the discretion of the building official or his or her designee, the driveway must be paved and brought up to current standards; installing additional gravel is prohibited. Surface must be paved or returned to grass (if allowed per City code).~~

~~Section 302.5 Rodent Harborage, shall read as follows:~~

~~"Rodent Harborage." All structures and exterior property shall be kept free from rodent harborage and infestation. All exterior wood, construction materials or other stored items shall be stored in a rodent proof manner such as elevating the materials 12 inches above the earth, enclosing the materials in rodent proof containers, utilizing an extermination process or other approved methods. The Code Official may request verification that the property has been baited. Where rats are found, they shall be properly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.~~

~~Section 302.7, Accessory Structures, shall read:~~

~~Accessory Structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. They shall be free of insects and rodents. The exterior of each accessory structure shall be weather resistant. All fences on the premises shall be constructed of manufactured metal fencing material, wood, masonry, or other inert material. Such fences shall be maintained by the owner. Wood materials shall be protected against decay. Wherever any required egress doorway from a building opens into a fenced area, there shall be a means of entrance and exit from the premises to the nearest public way.~~

~~Section 304.2 Protective treatment, shall read as follows:~~

~~All exterior surfaces, including but not limited to, doors, door and window frames, exterior signs, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Obsolete signs are prohibited and considered not to be in good condition. Exterior signs not being maintained include but is not limited to exposed wires, peeling~~

~~paint, damaged surfaces and missing components. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather-resistant and water tight. All metal surfaces subject to rust and corrosion, coated to inhibit future rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.~~

*Section 304.12, Handrails and guards,* shall read:

~~Except in single-family residential dwellings built prior to 1972, every exterior and interior flight of stairs having more than four risers, and every open portion of a stair landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, ramp or other walking surface. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.~~

*Section 304.14 Insect Screens,* shall read:

~~*Insect Screens.* During the period from April 15 to October 15, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition. Exception: screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed.~~

*Section 308.1 Accumulation of rubbish and garbage,* shall read as follows:

~~All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish and garbage. The owner and/or occupant of a single-family structure shall have the responsibility to maintain the premises free from litter.~~

*Section 308.2.1 Rubbish Storage Facilities,* shall read as follows:

~~The owner of every two-family and multiple-family premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.~~

*Section 308.3.1 Garbage Facilities,* shall read as follows:

~~The owner of every two-family and multiple family dwelling shall supply one of the following: an approved mechanical waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit or an approved leakproof, covered, outside garbage container.~~

*Section 404.5, Overcrowding,* shall read:

~~Overcrowding:~~ Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

~~Compliance with this section is not a defense to a violation of section 5-271 of the Housing Property Maintenance Code or section 7.7 and Article 18 of the Zoning Ordinance.~~

~~Section 501.1.2, Plumbing,~~ shall read:

~~Plumbing.~~ Where any conflict exists between the Illinois State Plumbing Code and Property Maintenance Code the more stringent shall apply.

~~Section 505.1 General,~~ shall read as follows:

~~505.1 General:~~ Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the State of Illinois Plumbing Code.

~~Section 601.3 Screening requirements,~~ shall read as follows:

All roof, ground and wall mounted mechanical equipment and utilities (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be fully screened from view of any public rights-of-way or residential zoning district. Roof mounted or wall mounted equipment shall be painted or screened with materials which are consistent with the primary building color and materials. Screening materials may include a parapet wall, decorative galvanized metal screening or louvers or screening or louvers that are painted to blend with the principal structure. The parapet wall or similar screening structure shall be of a height greater than the height of the mechanical equipment being screened. Ground-mounted equipment screenig shall be constructed of the following listed items and shall be of a height greater than the height of the mechanical equipment being screened: Evergreen planting screens with year-round screening properties. When plantings are utilized to meet this requirement they must be planted prior to the issuance of a Certificate of Occupancy and achieve a substantially solid visual barrier within two (2) years. Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials. Ground mounted mechanical equipment may also be painted in the form of art to compliment the character or blend with the design of the building or surrounding neighborhood. Such artistic screening must be approved by the equipment owner and shall be subject to review by the Development Review Board. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight feet. Required accessways to these utilities are exempt from the screening provisions.

~~Section 602.2 Residential occupancies,~~ shall read:

~~Residential occupancies.~~ Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. at a distance of 18 inches above floor level to an outdoor temperature of minus 10 degrees F. in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the mechanical code listed in chapter 8. Cooking Appliances shall not be used nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

~~Section 602.3 Heat Supply, shall read:~~

~~Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain the room temperature specified in Section 602.2 during the hours between 8:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. during other hours.~~

~~Section 602.4, Occupiable work spaces, shall read:~~

~~Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from September 15th to May 15th to maintain a temperature of not less than 65 degrees (18 degrees C.) during the period the spaces are occupied.~~

~~Exceptions:~~

- ~~1. Processing, storage and operation areas that require cooling or special temperature conditions.~~
- ~~2. Areas in which persons are primarily engaged in vigorous physical activities.~~
- ~~3. Warehousing or similar facilities.~~

~~Section 604.2, Service shall read as follows:~~

~~604.2 Service: The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.~~

~~Section 704.1.1 Enforcement, shall read:~~

~~The Fire Marshall or his designee shall enforce all of the provisions of Section 704.0 FIRE- PREVENTION SYSTEMS in accordance with Chapter 11 of the Peoria City Code.~~

~~Section 702.4 Emergency Escape Openings, shall read:~~

~~Emergency Escape Openings. Every sleeping room located in a basement in an occupancy in Use Group I-1 or R shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access not less than two approved independent exits. All required outside windows and doors, when designed to be operable, shall be operable from the inside without the use of tools and shall meet the following requirements:~~

- ~~(a) if built prior to 1972, subject to the 1985 Life Safety Code 101;~~
- ~~(b) if built after 1972, subject to the Building Code in effect for that year.~~

Sec. 5-130. - Compliance with the 2012~~8~~ International Existing Building Code required.

The 2012-2018 International Existing Building Code is hereby adopted by reference.

(Ord. No. 16091, § 1, 3-13-07; Ord. No. 17407 , § 1, 10-11-16, eff. 1-1-17)

Sec. 5-131. - Amendments to the 2012-2018 International Existing Building Code required.

The 2012~~8~~ International Existing Building Code, as published by the International Code Council, is adopted as the regulations for the maintenance and use of existing structures and shall be used with the most current adopted codes.

~~The 2012 International Existing Building Code as published by the International Code Council, is adopted as the regulations for the maintenance and use of existing structures and shall be used with the most current adopted State of Illinois Plumbing Code.~~

~~The International Existing Building Code, as adopted in section 5-130 of this chapter, is amended as provided in this section.~~

~~(1) Section 101.1, Title, is hereby amended to read as follows:~~

~~Section 101.1, Title. These regulations shall be known as the Existing Building Code of the City of Peoria, hereinafter referred to as this code.~~

~~(2) Section 103. Department of Building Safety, is hereby deleted in its entirety.~~

~~(3) Section 202 Definitions, is hereby amended to include the following:~~

~~LIVE/WORK UNIT IN HISTORIC BUILDINGS. A historic building that comprises a maximum of two dwelling units or sleeping units and a maximum of two nonresidential uses. A minimum of one dwelling unit, sleeping unit or nonresidential use shall be occupied or operated by the building owner.~~

~~(4) Section 1012.1.1 Compliance with Chapter 9, is hereby amended to state:~~

~~1012.1.1 Compliance with Chapter 9. The requirements of Chapter 9 [Fire Protection Systems] shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Section 1012.1.1.1, 1012.1.1.2 and 1012.1.1.3.~~

~~1012.1.1.1 Change of occupancy classification without separation. Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.~~

~~1012.1.1.2 Change of occupancy classification with separation. Where a portion of an existing building is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and with the requirements of this chapter.~~

~~1012.1.1.3 Separation for change of occupancy classification to live/work unit in historic buildings.~~

~~Where a change of occupancy changes the existing occupancy to live/work unit in historic buildings, the dwelling and sleeping units shall be separated from the nonresidential uses by two-hour fire-resistance-rated walls and horizontal assemblies.~~

~~1012.2.1 Fire sprinkler system. Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new~~

~~occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs.~~

~~Exception: Where a change of occupancy changes the existing occupancy to live/work unit in historic buildings, the total building area is less than 12,000 square feet and the building complies with Section 1012.2.2, a sprinkler system shall not be required as long as it does not exceed any of the following:-~~

- ~~1. Group A-2 greater than 5,000 sf~~
- ~~2. Group A-S greater than 1,000 sf~~
- ~~3. Group B Ambulatory care facilities~~
- ~~4. Group F-I Woodworking (cabinet) greater than 2,500 sf~~
- ~~5. Group F-I Furniture, upholstering (including manufacturing of mattresses) greater than 2,500 sf~~
- ~~6. Group H~~
- ~~7. Group I~~
- ~~8. Group M Sale of upholstered furniture and mattresses~~
- ~~9. Group M High piled or rack storage areas~~
- ~~10. Group R-1, R-2 and R-4~~
- ~~11. Group R-3, other than a single-family residence~~
- ~~12. Group S~~
- ~~13. Buildings SS' or more in height~~

~~1012.2.2 Fire alarm and detection system. Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs and shall be automatically activated.~~

The International Existing Building Code, as adopted in section 5-130 of this chapter, is amended as provided in this section.

(1) Section 101.1, Title, is hereby amended to read as follows:

Section 101.1, Title. These regulations shall be known as the Existing Building Code of the City of Peoria, hereinafter referred to as this code.

(2) Section 103. Department of Building Safety, is hereby deleted in its entirety.

(3) Section 202 Definitions, is hereby amended to include the following:

LIVE/WORK UNIT IN HISTORIC BUILDINGS. A historic building that comprises a maximum of two dwelling units or sleeping units and a maximum of two nonresidential uses. A minimum of one dwelling unit, sleeping unit or nonresidential use shall be occupied or operated by the building owner.

(4) Section 1012.1.1 Compliance with Chapter 9 , is hereby amended to state:

1012.1.1 Compliance with Chapter 9. The requirements of Chapter 9 [Fire Protection Systems] shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Section 1012.1.1.1, 1012.1.1.2 and 1012.1.1.3.

1012.1.1.1 Change of occupancy classification without separation. Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1012.1.1.2 Change of occupancy classification with separation. Where a portion of an existing building is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and with the requirements of this chapter.

1012.1.1.3 Separation for change of occupancy classification to live/work unit in historic buildings.

Where a change of occupancy changes the existing occupancy to live/work unit in historic buildings, the dwelling and sleeping units shall be separated from the nonresidential uses by two-hour fire-resistance-rated walls and horizontal assemblies.

1012.2.1 Fire sprinkler system. Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs.

Exception: Where a change of occupancy changes the existing occupancy to live/work unit in historic buildings, the total building area is less than 12,000 square feet and the building complies with Section 1012.2.2, a sprinkler system shall not be required as long as it does not exceed any of the following:

1. Group A-2 greater than 5,000 sf
2. Group A-S greater than 1,000 sf
3. Group B Ambulatory care facilities
4. Group F-I Woodworking (cabinet) greater than 2,500 sf
5. Group F-I Furniture, upholstering (including manufacturing of mattresses) greater than 2,500 sf
6. Group H
7. Group I
8. Group M Sale of upholstered furniture and mattresses
9. Group M High piled or rack storage areas

- 10. Group R-1, R-2 and R-4
- 11. Group R-3, other than a single-family residence
- 12. Group S
- 13. Buildings SS' or more in height

1012.2.2 Fire alarm and detection system. Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs and shall be automatically activated.

Sec. 5-171. - Conformity.

Except as otherwise provided, all electrical installation shall be in conformity with the provisions of this article. Where no specific standards are prescribed by this article, conformity is required with and pursuant to the International Building Code as adopted in section 5-121, and the 20142017 National Electrical Code NFPA 70

Sec. 5-211. - Compliance with the 201228 International Mechanical Code required.

The International Mechanical Code/201228 is hereby adopted by reference.

(Code 1957, § 8-260; Ord. No. 14155, § 1, 8-13-96; Ord. No. 15218, § 1, 11-6-01; Ord. No. 15720, § 1, 12-7-04; Ord. No. 16091, § 2, 3-13-07; Ord. No. 17404 , § 1, 10-11-16, eff. 1-1-17)

Sec. 5-212. - Amendments to the International Mechanical Code/201228.

~~The International Mechanical Code/2012 as adopted in section 5-211 of this chapter, is amended as provided in this section.~~

~~Section 101.1, Title, shall read as follows:~~

~~Section 101.1. Title. These regulations shall be known as the Mechanical Code of the City of Peoria, hereinafter referred to as "this code."~~

~~Section 106.5.2. Fee Schedule. See Div. 3, Section 5-236 of the Peoria Municipal Code.~~

~~Section 106.5.3. Fee refunds, is deleted in its entirety.~~

~~Section 109. Means of Appeal, is hereby amended to read as follows:~~

~~Section 109.1, Construction Commission. The owner of a building or structure or any other person may appeal to the Construction Commission as established in article II of chapter 5 of the Peoria City Code, from any decision of the code official as set forth in Section 5-61.~~

~~Section 109.1.1 through Section 109.7, are hereby deleted in their entirety.~~

~~Section 301.7, Electrical, is hereby amended to read as follows:~~

~~Section 301.7, *Electrical*. Electrical wiring, controls and connections to equipment and appliances regulated by this code shall be in accordance with the current National Electrical Code.~~

~~Section 303.0, *Equipment and Appliance Location* is hereby amended by adding the following language:~~

~~Section 303.7.1 *Protection of equipment*. All equipment placed in a basement or similar location that would be subject to dampness shall be raised and/or protected from damage by minimum one-inch high concrete base, one-inch minimum galvanized steel support frame, or similar method approved by the code official.~~

~~Section 306.5 is hereby deleted in its entirety.~~

~~Section 401.2 shall not be enforced for historical buildings as defined by the IBC. It is replaced with Section 401.2 of the 2006 International Mechanics Code.~~

The International Mechanical Code/2012 as adopted in section 5-211 of this chapter, is amended as provided in this section.

Section 101.1, *Title*, shall read as follows:

Section 101.1, *Title*. These regulations shall be known as the Mechanical Code of the City of Peoria, hereinafter referred to as "this code."

Section 106.5.2, *Fee Schedule*. See Div. 3, Section 5-236 of the Peoria Municipal Code.

Section 106.5.3, *Fee refunds*, is deleted in its entirety.

Section 109, *Means of Appeal*, is hereby amended to read as follows:

Section 109.1, *Construction Commission*. The owner of a building or structure or any other person may appeal to the Construction Commission as established in article II of chapter 5 of the Peoria City Code, from any decision of the code official as set forth in Section 5-61.

Section 109.1.1 through Section 109.7, are hereby deleted in their entirety.

Section 301.10, *Electrical*, is hereby amended to read as follows:

Section 301.10, *Electrical*. Electrical wiring, controls and connections to equipment and appliances regulated by this code shall be in accordance with the current National Electrical Code.

Section 303.0, *Equipment and Appliance Location* is hereby amended by adding the following language:

Section 303.7.1 *Protection of equipment*. All equipment placed in a basement or similar location that would be subject to dampness shall be raised and/or protected from damage by minimum one-inch high concrete base, one-inch minimum galvanized steel support frame, or similar method approved by the code official.

Section 306.5 is hereby deleted in its entirety.

Section 401.2 shall not be enforced for historical buildings as defined by the IBC. It is replaced with Section 401.2 of the 2006 International Mechanics Code.

Sec. 5-213. - Compliance with the International Fuel Gas Code required.

The International Fuel Gas Code/2012~~8~~ is hereby adopted by reference.

Sec. 5-214. - Amendments to the International Fuel Gas Code.

~~The International Fuel Gas Code as adopted in section 5-213 is amended as provided in this section.~~

~~Section 106.3.1. Construction documents, shall read as follows:~~

~~Section 106.3.1. Construction documents: The code official shall require drawings and details of all mechanical and electrical work as he/she deems necessary. The Illinois Architectural Act and the Illinois Professional Engineering Act shall be the guidelines for minimum requirements.~~

~~Section 101. Title, shall read as follows:~~

~~Section 101.1. Title. These regulations shall be known as the Fuel Gas Code of the City of Peoria hereinafter referred to as "this code."~~

~~Section 106.5.2. Fee Schedule, shall read as follows:~~

~~Section 106.5.2. Fee Schedule. The fees for work shall be as indicated in Div. 3, Section 5-236 of the Peoria City Code.~~

~~Section 106.5.3. Fee refunds, is hereby deleted in its entirety.~~

~~Section 109 Means of Appeal is hereby amended to read as follows:~~

~~Section 109.1, Construction Commission. The owner of a building or structure or any other person may appeal to the construction commission as established in Article II of Chapter 5 of the Peoria City Code from any decision of the code official as set forth in Section 5-61 of the Peoria City Code.~~

~~Section 109.2 through Section 109.7, are hereby deleted in their entirety.~~

~~Section 309.2, Connections, is hereby amended to read as follows:~~

~~Section 309.2, Connections. Electrical connections between equipment and the building wiring, including the grounding of the equipment, shall conform to the current National Electrical Code.~~

The International Fuel Gas Code as adopted in section 5-213 is amended as provided in this section.

Section 106.3.1. Construction documents, shall read as follows:

Section 106.3.1. Construction documents: The code official shall require drawings and details of all mechanical and electrical work as he/she deems necessary. The Illinois Architectural Act and the Illinois Professional Engineering Act shall be the guidelines for minimum requirements.

Section 101. Title, shall read as follows:

Section 101.1. Title. These regulations shall be known as the Fuel Gas Code of the City of Peoria hereinafter referred to as "this code."

Section 106.5.2. Fee Schedule. shall read as follows:

Section 106.5.2. Fee Schedule. The fees for work shall be as indicated in Div. 3, Section 5-236 of the Peoria City Code.

Section 106.6.3. Fee refunds. is hereby deleted in its entirety.

Section 109 Means of Appeal is hereby amended to read as follows:

Section 109.1. Construction Commission. The owner of a building or structure or any other person may appeal to the construction commission as established in Article II of Chapter 5 of the Peoria City Code from any decision of the code official as set forth in Section 5-61 of the Peoria City Code.

Section 109.2 through Section 109.7, are hereby deleted in their entirety.

Section 309.2, Connections, is hereby amended to read as follows:

Section 309.2, Connections. Electrical connections between equipment and the building wiring, including the grounding of the equipment, shall conform to the current National Electrical Code.

Sec. 5-260. - Adoption of codes.

- (a) The 2012~~8~~ International Property Maintenance Code, First Edition as published by the International Code Council, Inc. is hereby adopted as the Property Maintenance Code of the City of Peoria.
- (b) Where no specific standards to the contrary are prescribed by this chapter, conformity is required with and pursuant "2012~~8~~ International Property Maintenance Code" as amended along with all codes and standards referred to therein.

Sec. 5-263. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. These definitions are in addition to the definitions of the 2003~~18~~ International Property Maintenance Code.

~~Commission means the housing property maintenance commission of the city.~~

Sec. 5-301. - Amendments to adopted codes.

~~The 2012 International Property Maintenance Code as adopted in section 5-125, is amended as follows:-~~

~~Section 101.1, Title,~~ is amended to read as follows:

~~101.1 "Title." This article shall be known as the Property Maintenance Code of the City of Peoria hereinafter referred to as "this code."~~

~~Sections 103.1, 103.2, 103.3 and 103.5 are deleted in their entirety.~~

~~Section 104.1, General, shall read:~~

~~This code official shall enforce all of the provisions of this code except the Fire Marshal or his designee shall enforce Section 704.0 FIRE PROTECTION SYSTEMS.~~

~~Section 106.3, Prosecution of violation, shall be deleted in its entirety.~~

~~Section 106.4, Violation penalties, is hereby amended to read as follows:~~

~~106.4, Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof shall, upon conviction thereof, be subject to a fine of not more than \$500.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

~~Section 107.5, Transfer of ownership, is hereby amended to read as follows:~~

~~107.5 Transfer of ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provision of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility with condition for making the corrections or repairs required by such compliance order or notice of violation. This requirement shall not preclude any person from seeking a variance or an appeal pursuant to the other sections of this code.~~

~~Section 110.0, Demolition, shall be deleted in its entirety.~~

~~Section 111.0, Means of Appeal, shall be deleted in its entirety.~~

~~Section 201.3 Terms defined in other codes shall read as follows:~~

~~201.3 Terms as defined in other codes: Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Zoning Code, State of Illinois Plumbing Code, International Mechanical Code, International Existing Building code or the National Electric Code, such terms shall have the meanings ascribed to them as in those codes.~~

~~Section 301.2, Responsibility, shall read:~~

~~Responsibility. The Owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in Sections 307.0 and 308.0 and in sections 13-37 and 13-39 of the Property Maintenance Code of the City of Peoria.~~

~~Section 302.1, Sanitation, shall be deleted in its entirety.~~

~~Section 302.7, Accessory Structures, shall read:~~

~~*Accessory Structures.* All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. They shall be free of insects and rodents. The exterior of each accessory structure shall be weather resistant. All fences on the premises shall be constructed of manufactured metal fencing material, wood, masonry, or other inert material. Such fences shall be maintained by the owner. Wood materials shall be protected against decay. Wherever any required egress doorway from a building opens into a fenced area, there shall be a means of entrance and exit from the premises to the nearest public way.~~

~~*Section 304.5, Foundation, Walls,* shall read:~~

~~*Foundation Walls.* All foundation walls shall be maintained structurally safe and sound and free from open cracks and breaks in such a condition so as to prevent the entry of rodents.~~

~~*Section 304.12, Handrails and guards,* shall read:~~

~~Except in single-family residential dwellings built prior to 1972, every exterior and interior flight of stairs having more than four risers, and every open portion of a stair landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, ramp or other walking surface. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.~~

~~*Section 304.14 Insect Screens,* shall read:~~

~~*Insect Screens.* During the period from April 15 to October 15, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition. Exception: screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed.~~

~~*Section 404.5, Overcrowding,* shall read:~~

~~*Overcrowding:* Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.~~

~~Compliance with this section is not a defense to a violation of section 5-271 of the Housing Property Maintenance Code or section 7.7 and Article 18 of the Zoning Ordinance.~~

~~*Section 501.1.2, Plumbing,* shall read:~~

~~*Plumbing.* Where any conflict exists between the Illinois State Plumbing Code and Property Maintenance Code the more stringent shall apply.~~

~~*Section 505.1 General,* shall read as follows:~~

~~*505.1 General:* Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an~~

~~approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the State of Illinois Plumbing Code.~~

~~Section 602.2 Residential occupancies, shall read:~~

~~Residential occupancies. Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. at a distance of 18 inches above floor level to an outdoor temperature of minus 10 degrees F. in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the mechanical code listed in chapter 8.~~

~~Section 602.3 Heat Supply, shall read:~~

~~Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain the room temperature specified in Section 602.2 during the hours between 8:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. during other hours.~~

~~Section 602.4, Occupiable work spaces, shall read:~~

~~Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from September 15th to May 15th to maintain a temperature of not less than 65 degrees (18 degrees C.) during the period the spaces are occupied.~~

~~Exceptions:~~

- ~~1. Processing, storage and operation areas that require cooling or special temperature conditions.~~
- ~~2. Areas in which persons are primarily engaged in vigorous physical activities.~~
- ~~3. Warehousing or similar facilities.~~

~~Section 604.2, Service shall read as follows:~~

~~604.2 Service: The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.~~

~~Section 704.1.1 Enforcement, shall read:~~

~~The Fire Marshall or his designee shall enforce all of the provisions of Section 704.0 FIRE PREVENTION SYSTEMS in accordance with Chapter 11 of the Peoria City Code.~~

~~Section 702.4 Emergency Escape Openings, shall read:~~

~~Emergency Escape Openings. Every sleeping room located in a basement in an occupancy in Use Group I-1 or R shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access not less than two approved independent exits. All required outside windows and doors, when designed to be operable, shall be operable from the inside without the use of tools and shall meet the following requirements:~~

- ~~(a) — if built prior to 1972, subject to the 1985 Life Safety Code 101;~~
- ~~(b) — if built after 1972, subject to the Building Code in effect for that year.~~

~~Section 101.1 Title, shall read:~~

~~101.1 "Title" This regulation article shall be known as the Property Maintenance Code of the City of Peoria hereinafter referred to as "this code."~~

~~Section 202.0, Definitions; Rubbish, shall read as follows:~~

~~Rubbish: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, household furniture such as sofas, stuffed chairs and mattresses when found on the exterior of the property, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.~~

~~Section 301.2, Responsibility, shall read:~~

~~"Responsibility." The Owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in Section 307.0 and 308.0 and in Sections 13-37 and 13-39 of the Property Maintenance Code of the City of Peoria.~~

~~Section 302.1 Sanitation, shall be deleted in its entirety.~~

~~Section 302.5 Rodent Harborage, shall read as follows:~~

~~"Rodent Harborage." All structures and exterior property shall be kept free from rodent harborage and infestation. All exterior wood, construction materials or other stored items shall be stored in a rodent proof manner such as elevating the materials 12 inches above the earth, enclosing the materials in rodent proof containers, utilizing an extermination process or other approved methods. The Code Official may request verification that the property has been baited. Where rats are found, they shall be properly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.~~

~~Section 308.1 Accumulation of rubbish and garbage, shall read as follows:~~

~~"Accumulation of rubbish and garbage." All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish and garbage. The owner and/or occupant of a single-family structure shall have the responsibility to maintain the premises free from litter.~~

~~Section 308.2.1 Rubbish Storage Facilities, shall read as follows:~~

~~"Rubbish Storage Facilities." The owner of every two-family and multiple-family premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.~~

~~Section 308.3.1 Garbage Facilities, shall read as follows:~~

~~"Garbage Facilities." The owner of every two-family and multiple family dwelling shall supply one of the following: an approved mechanical waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit or an approved leakproof, covered, outside garbage container.~~

~~Section 202.0, General Definitions, Obsolete Signs, shall read as follows:~~

~~Any sign including the sign structure, retractable canopy or awning, which advertises a business no longer being conducted or a product no longer being sold in or from the premises to which the sign relates is considered obsolete. Signs left in good repair which remove all aspects of former business and present a solid color blank slate are not considered obsolete.~~

~~Section 304.2 Protective treatment, shall read as follows:~~

~~All exterior surfaces, including but not limited to, doors, door and window frames, exterior signs, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Obsolete signs are prohibited and considered not to be in good condition. Exterior signs not being maintained include but is not limited to exposed wires, peeling paint, damaged surfaces and missing components. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather-resistant and water tight. All metal surfaces subject to rust and corrosion, coated to inhibit future rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.~~

~~Section 302.3 Sidewalks and driveways, shall read as follows:~~

~~All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. All striping on parking lots including, but not limited to, appropriate color must be maintained per applicable local, state and federal standards. New gravel driveways are prohibited. Existing gravel driveways must be completely maintained. This includes, but is not limited to, free from potholes, ruts, channels, growth of vegetation, other similar obstructions, exposed dirt, and areas that allow pooling of water. If an existing driveway is found to not be maintained at the discretion of the building official or his or her designee, the driveway must be paved and brought up to current standards; installing additional gravel is prohibited. Surface must be paved or returned to grass (if allowed per City code).~~

~~Section 302.7 Accessory structures, shall read as follows:~~

~~All accessory structures, included detached garages, fences and walls, shall be maintained structurally sound and in good repair. All fences must be built in accordance with the requirements set forth by the City of Peoria Code.~~

~~Section 601.2 Screening requirements, shall read as follows:~~

~~All roof, ground and wall mounted mechanical equipment and utilities (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be fully screened from view of any public rights-of-way or residential zoning district. Roof mounted or wall mounted equipment shall be painted or screened with materials which are consistent with the primary building color and materials. Screening materials may include a parapet wall, decorative galvanized metal screening or louvers or screening or louvers that are painted to blend with the principal structure. The parapet wall or similar screening structure shall be of a height greater than the height of the mechanical equipment being screened. Ground-mounted equipment screening shall be constructed of the following listed items and~~

~~shall be of a height greater than the height of the mechanical equipment being screened: Evergreen planting screens with year-round screening properties. When plantings are utilized to meet this requirement they must be planted prior to the issuance of a Certificate of Occupancy and achieve a substantially solid visual barrier within two (2) years. Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials. Ground mounted mechanical equipment may also be painted in the form of art to compliment the character or blend with the design of the building or surrounding neighborhood. Such artistic screening must be approved by the equipment owner and shall be subject to review by the Development Review Board. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight feet. Required accessways to these utilities are exempt from the screening provisions.~~

The 2018 International Property Maintenance Code as adopted in section 5-125, is amended as follows:

Section 101.1, Title, is amended to read as follows:

101.1 "Title." This article shall be known as the Property Maintenance Code of the City of Peoria hereinafter referred to as "this code."

Sections 103.2 and 103.5 are deleted in their entirety.

Section 104.1, General, shall read:

This code official shall enforce all of the provisions of this code except the Fire Department Chief or his designee shall enforce Section 704.0 FIRE PROTECTION SYSTEMS.

Section 106.3, Prosecution of violation, shall be deleted in its entirety.

Section 106.4, Violation penalties, is hereby amended to read as follows:

106.4, Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof shall, upon conviction thereof, be subject to a fine of not more than \$5000.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 110.0, Demolition, shall be deleted in its entirety.

Section 111.0, Means of Appeal, shall be deleted in its entirety.

Section 201.3 Terms defined in other codes shall read as follows:

201.3 Terms as defined in other codes: Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Zoning Code, State of Illinois Plumbing Code, International Mechanical Code, International Existing Building code or the National Electric Code, such terms shall have the meanings ascribed to them as in those codes.

Section 202.0, Definitions; Rubbish, shall read as follows:

Rubbish: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, household furniture such as sofas, stuffed chairs and mattresses when found on the exterior of the property, wood, excelsior, rubber, leather, tree

branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

Section 202.0, General Definitions, Obsolete Signs, shall read as follows:

Any sign including the sign structure, retractable canopy or awning, which advertises a business no longer being conducted or a product no longer being sold in or from the premises to which the sign relates is considered obsolete. Signs left in good repair which remove all aspects of former business and present a solid color blank slate are not considered obsolete.

Section 301.2, Responsibility, shall read:

Responsibility. The Owner of the premises shall maintain the structures and exterior property in compliance with these requirements, in sections 13-37 and 13-39 of the Code of the City of Peoria.

Section 302.1, Sanitation, shall be deleted in its entirety.

Section 302.3 Sidewalks and driveways, shall read as follows:

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. All striping on parking lots including, but not limited to, appropriate color must be maintained per applicable local, state and federal standards. New gravel driveways are prohibited. Existing gravel driveways must be completely maintained. This includes, but is not limited to, free from potholes, ruts, channels, growth of vegetation, other similar obstructions, exposed dirt, and areas that allow pooling of water. If an existing driveway is found to not be maintained at the discretion of the building official or his or her designee, the driveway must be paved and brought up to current standards; installing additional gravel is prohibited. Surface must be paved or returned to grass (if allowed per City code).

Section 302.5 Rodent Harborage, shall read as follows:

"Rodent Harborage." All structures and exterior property shall be kept free from rodent harborage and infestation. All exterior wood, construction materials or other stored items shall be stored in a rodent proof manner such as elevating the materials 12 inches above the earth, enclosing the materials in rodent proof containers, utilizing an extermination process or other approved methods. The Code Official may request verification that the property has been baited. Where rats are found, they shall be properly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

Section 302.7, Accessory Structures, shall read:

Accessory Structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. They shall be free of insects and rodents. The exterior of each accessory structure shall be weather resistant. All fences on the premises shall be constructed of manufactured metal fencing material, wood, masonry, or other inert material. Such fences shall be maintained by the owner. Wood materials shall be protected against decay. Wherever any required egress doorway from a building opens into a fenced area, there shall be a means of entrance and exit from the premises to the nearest public way.

Section 304.2 Protective treatment, shall read as follows:

All exterior surfaces, including but not limited to, doors, door and window frames, exterior signs, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Obsolete signs are prohibited and considered not to be in good condition. Exterior signs not being maintained include but is not limited to exposed wires, peeling paint, damaged surfaces and missing components. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion, coated to inhibit future rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Section 304.12, Handrails and guards, shall read:

Except in single-family residential dwellings built prior to 1972, every exterior and interior flight of stairs having more than four risers, and every open portion of a stair landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, ramp or other walking surface. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Section 304.14 Insect Screens, shall read:

Insect Screens. During the period from April 15 to October 15, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition. Exception: screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

Section 308.1 Accumulation of rubbish and garbage, shall read as follows:

All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish and garbage. The owner and/or occupant of a single-family structure shall have the responsibility to maintain the premises free from litter.

Section 308.2.1 Rubbish Storage Facilities, shall read as follows:

The owner of every two-family and multiple-family premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

Section 308.3.1 Garbage Facilities, shall read as follows:

The owner of every two-family and multiple family dwelling shall supply one of the following: an approved mechanical waste grinder in each dwelling unit; an approved incinerator unit in

the structure available to the occupants in each dwelling unit or an approved leakproof, covered, outside garbage container.

Section 404.5, Overcrowding, shall read:

Overcrowding: Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

Compliance with this section is not a defense to a violation of section 5-271 of the Code or the Unified Development Code.

Section 501.1.2, Plumbing, shall read:

Plumbing. Where any conflict exists between the Illinois State Plumbing Code and Property Maintenance Code the more stringent shall apply.

Section 505.1 General, shall read as follows:

505.1 General: Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the State of Illinois Plumbing Code.

Section 601.3 Screening requirements, shall read as follows:

All roof, ground and wall mounted mechanical equipment and utilities (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be fully screened from view of any public rights-of-way or residential zoning district. Roof mounted or wall mounted equipment shall be painted or screened with materials which are consistent with the primary building color and materials. Screening materials may include a parapet wall, decorative galvanized metal screening or louvers or screening or louvers that are painted to blend with the principal structure. The parapet wall or similar screening structure shall be of a height greater than the height of the mechanical equipment being screened. Ground-mounted equipment screenig shall be constructed of the following listed items and shall be of a height greater than the height of the mechanical equipment being screened: Evergreen planting screens with year-round screening properties. When plantings are utilized to meet this requirement they must be planted prior to the issuance of a Certificate of Occupancy and achieve a substantially solid visual barrier within two (2) years. Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials. Ground mounted mechanical equipment may also be painted in the form of art to compliment the character or blend with the design of the building or surrounding neighborhood. Such artistic screening must be approved by the equipment owner and shall be subject to review by the Development Review Board. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight feet. Required accessways to these utilities are exempt from the screening provisions.

Section 602.2 Residential occupancies, shall read:

Residential occupancies. Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. at a distance of 18 inches above floor level to an outdoor temperature of minus 10 degrees F. in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the

mechanical code listed in chapter 8. Cooking Appliances shall not be used nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Section 602.3 Heat Supply, shall read:

Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming unit, dormitory or guestroom on terms either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain the room temperature specified in Section 602.2 during the hours between 8:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. during other hours.

Section 602.4, Occupiable work spaces, shall read:

Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from September 15th to May 15th to maintain a temperature of not less than 65 degrees (18 degrees C.) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.
3. Warehousing or similar facilities.

Section 604.2, Service shall read as follows:

604.2 Service: The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

Section 704.1.1 Enforcement, shall read:

The Fire Marshall or his designee shall enforce all of the provisions of Section 704.0 FIRE PREVENTION SYSTEMS in accordance with Chapter 11 of the Peoria City Code.

Section 702.4 Emergency Escape Openings, shall read:

Emergency Escape Openings. Every sleeping room located in a basement in an occupancy in Use Group I-1 or R shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access not less than two approved independent exits. All required outside windows and doors, when designed to be operable, shall be operable from the inside without the use of tools and shall meet the following requirements:

- (a) if built prior to 1972, subject to the 1985 Life Safety Code 101;
- (b) if built after 1972, subject to the Building Code in effect for that year.

**Section 2.** This Ordinance shall be in full force and effect immediately after its passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, this 23<sup>RD</sup>  
day of MARCH, 2021.

APPROVED:

/S/ JAMES E ARDIS  
Mayor

ATTEST:

/S/ BETH BALL  
City Clerk

EXAMINED AND APPROVED:

/S/ CHRISSIE L PETERSON  
Corporation Counsel

**ORDINANCE NO. 17,833 WAS ADOPTED AS OUTLINED ON THE CONSENT AGENDA BY  
ROLL CALL VOTE OF 11 YEAS; 0 NAYS UNDER THE OMNIBUS VOTE DESIGNATION.**