

ORDINANCE NO. 4616

**AN ORDINANCE AMENDING TITLE 4 AND TITLE 8 OF THE
EAST PEORIA CITY CODE FOR THE PURPOSE OF ADOPTING THE
2017 AND 2018 EDITIONS OF VARIOUS CODES PREPARED BY
THE INTERNATIONAL CODE COUNCIL AND THE NATIONAL
FIRE PROTECTION ASSOCIATION AND CODIFYING THE
THE PROCEDURES FOR ONE STOP MEETINGS**

WHEREAS, the International Code Council, Inc. (the “Code Council”) is a nationally recognized authority on the techniques of constructing buildings and related supportive systems and promoting fire safety; and

WHEREAS, the Code Council has prepared the *International Building Code, 2018 Edition* (the “IBC”); and

WHEREAS, the Code Council has prepared the *International Residential Code, 2018 Edition* (the “IRC”); and

WHEREAS, the Code Council has prepared the *International Mechanical Code, 2018 Edition* (the “IMC”); and

WHEREAS, the Code Council has prepared the *International Fire Code, 2018 Edition* (the “IFC”); and

WHEREAS, the Code Council has prepared the *International Property Maintenance Code, 2018 Edition* (the “IPMC”); and

WHEREAS, the Code Council has prepared the *International Energy Conservation Code, 2018 Edition* (the “IECC”); and

WHEREAS, the National Fire Protection Association (the “NFPA”) is a nationally recognized authority on the techniques of constructing buildings and related supportive systems and promoting fire safety; and

WHEREAS, the NFPA has prepared the *NFPA 101, Life Safety Code, 2018 Edition* (the “Life Safety Code”); and

WHEREAS, it is in the best interests of the citizens of the City of East Peoria that these more recent editions of the IBC, the IRC, the IMC, the IFC, the IPMC, the IECC, and the Life Safety Code be adopted by the City; and

WHEREAS, Article 1, Division 3 of the Illinois Municipal Code authorizes the adoption by reference of the aforementioned codes; and

WHEREAS, as required by Article 1, Division 3 of the Illinois Municipal Code, one copy of each of the aforementioned codes have been on file in the Office of the East Peoria City Clerk and available for public use, inspection and examination for more than thirty days prior to the adoption of this ordinance; and

WHEREAS, at least thirty (30) days before adopting each of the aforementioned codes, identification of those codes by title and edition was provided to the Illinois Building Commission for identification on the internet; and

WHEREAS, the City has further determined that to better effect the orderly and efficient approval and completion of building projects within the City, it is necessary and appropriate to establish a defined procedure for a One Stop Meeting between project representatives and representatives from appropriate City departments; and

WHEREAS, the City currently conducts One Stop Meetings with project representatives and now finds that it is in the best interests of the City of East Peoria and its citizens that the One Stop Meeting process be codified by the City as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. Title 4, Chapter 1, Section 2 of the East Peoria City Code is hereby amended to read as follows (additions are indicated by underline, deletions by ~~strikeout~~):

4-1-2. Definitions.

In the construction of this chapter, including the IBC, the IRC, the IMC, the IPMC, and the IECC, the words and terms set forth in this section shall have the following meanings unless the context or use clearly indicates another or different meaning or intent:

(a) Code council means the International Code Council, Inc.

(b) IBC means the “International Building Code, 2018 ~~2012~~ Edition” published by the code council.

(c) IRC means the “International Residential Code, 2018 ~~2012~~ Edition” published by the code council.

(d) Building official as used in the IBC, the IRC, the IMC, the IPMC or the IECC shall be considered to be a reference to the director of the department of buildings and inspections of the city or his authorized agent.

(e) Director means the director of the department of buildings and inspections of the city or his authorized agent.

(f) IMC means the “International Mechanical Code, 2018 ~~2012~~ Edition” published by the code council.

(g) Prefabricated assembly means a building or portion of a building which is constructed at a location other than the site at which the building or portion thereof is to be permanently affixed to real estate.

(h) Third party inspector means a person certified as an independent testing and inspection agency for prefabricated assemblies by either the International Code Council, Inc. or the International Conference of Building Officials.

(i) IECC means the “International Energy Conservation Code, 2018 ~~2012~~ Edition” published by the code council.

(j) IPMC means the “International Property Maintenance Code, 2018 ~~2012~~ Edition” published by the code council.

(k) One Stop Meeting means a meeting held to assist the project representative (property owners, contractors, or their representatives) for any commercial project requiring a building permit under this Title 4 of the East Peoria City Code or for any new owner or new tenant of an existing commercial building.

Section 2. Title 4, Chapter 1, Section 4 of the East Peoria City Code is hereby amended to read as follows (additions are indicated by underline, deletions by ~~strikeout~~):

4-1-4. Insertions, additions and changes to IBC, IRC, IMC, IPMC and IECC:

(a) The following sections of the IBC are hereby revised, completed or deleted as follows:

Section 101.1. Insert at “Name of Jurisdiction” the following:
“the City of East Peoria.”

Section 1612.3. Insert in place of bracketed material “the City of East Peoria.”

Section 1612.3. Insert in place of bracketed material the following date: December 4, 1979.

Section 3410.2. Insert in place of bracketed material the following date: May 22, 1984.

Chapter 27 pertaining to Electrical Wiring, Equipment and Systems is hereby deleted in its entirety.

Chapter 29 pertaining to Plumbing Systems is hereby deleted in its entirety.

Section 903.2.8 shall not apply to the extent that it requires the installation of automatic sprinklers in one and two family dwellings.

~~*Sections 1807.1.4 and 2308.3.3.1* pertaining to wood foundations are hereby deleted in their entirety. Wood foundations shall not be permitted.~~

Appendices B, C, G, I and K of the IBC are hereby adopted.

Appendices A, D, E, F, H, J, L and M of the IBC are hereby deleted in their entirety.

(b) The following sections of the IRC are hereby revised, completed or deleted as follows:

Section R101.1. Insert in place of bracketed material “the City of East Peoria”.

Table R301.2. Design Criteria

| | |
|--------------|-------------------------------|
| Snow Load | 20 |
| Speed | 90 mph |
| Topo | No |
| Seismic | A |
| Weathering | Severe |
| Frost | 36" |
| Termite | Moderate to Severe |
| Winter | -4° |
| Ice Barrier | Yes |
| Flood Hazard | FIRM <u>February 17, 2017</u> |
| Air Freezing | 2000 |
| Mean Temp | 50° |

~~Chapters 12-23~~ pertaining to mechanical systems, Chapters 25-32 pertaining to plumbing systems and Chapters 33-42 pertaining to electrical systems are hereby deleted in their entirety.

~~Section 402.1 "Wood Foundations" is hereby deleted in its entirety. Wood foundations shall not be permitted.~~

~~Section 404.2 "Wood Foundations — Walls" is hereby deleted in its entirety. Wood foundations shall not be permitted.~~

~~Section 405.2 "Wood Foundations" is hereby deleted in its entirety. Wood foundations shall not be permitted.~~

Section R313.2 shall not apply to the extent that it requires the installation of automatic sprinklers in one and two family dwellings.

Appendices A, B, C, F, G, J and M of the IRC are hereby adopted.

Appendices D, E, ~~F~~, H, I, K, L, N, O, P and Q of the IRC are hereby deleted in their entirety. With respect to the deletion of Appendix E pertaining to manufactured housing, except to the extent otherwise required by superseding state or federal law, manufactured homes shall not be placed in the City.

(c) The following sections of the IMC are hereby revised, completed or deleted as follows:

Section 101.1. Insert at "Name of Jurisdiction" the following: "The City of East Peoria."

Section 106.5.2. Insert in place of the bracketed material "the fee schedule set forth at Title 4, Chapter 1, Section 10 of the East Peoria City Code.

Section 106.5.3. Insert at subsection 2 in place of bracketed material the following: 50%. Insert at subsection 3 in place of the bracketed material the following: 25%.

Section 108.4 is deleted in its entirety and the following is substituted in lieu thereof: "The general penalty provisions of the East Peoria City Code shall apply to violations of this Code."

Section 108.5. Insert in place of the first bracketed item the following: "\$250.00", and insert in place of the second bracketed item the following: \$750.00.

(d) The following sections of the IECC are hereby revised, completed or deleted as follows:

Sections C101.1 and R101.1. Insert at “Name of Jurisdiction” the following: “The City of East Peoria.”

Sections C108.4 and R108.4 are deleted in their entirety and the following is substituted in lieu thereof: “The general penalty provisions of the East Peoria City Code shall apply to violations of this Code.”

(e) The following sections of the IPMC are hereby revised, completed or deleted as follows:

Section 101.1. Insert at “Name of Jurisdiction” the following: “The City of East Peoria.”

Section 103.5. Insert in place of the bracketed material “the fee schedule set forth in Title 4, Chapter 1, Section 10 of the East Peoria City Code.”

Section 112.4. Insert in place of the first bracketed item the following: “250.00”, and in place of the second bracketed item the following: “\$750.00”.

Section 302.4. Insert in place of the bracketed material the following: “ten inches.”

Section 304.14. Insert in place of the first bracketed item the following: “March 1” and insert in place of the second bracketed item the following: “December 1.”

Section 602.3. Insert in place of the first bracketed item the following: “October 15” and insert in place of the second bracketed item the following: “April 15”.

Section 602.4. Insert in place of the first bracketed item the following: “October 15” and insert in place of the second bracketed item the following: “April 15”.

Section 3. Section 4-1-14 (“One Stop Meeting”) is hereby added to Title 4, Chapter 1 of the East Peoria City Code as follows:

4-1-14. One Stop Meeting

(a) All commercial projects requiring any building permit under this Title 4 of the East Peoria City Code or a commercial Special Use permit under the City’s Zoning Code (Title 5 of the East Peoria City Code), and all

new owners or new tenants of an existing commercial building must have a project representative attend a One Stop Meeting prior to receiving any applicable building permit for that project.

(b) The purpose of the One Stop Meeting is to allow the project representative to present development plans for City review and input, address any pre-project and permitting issues, and ensure a successful project for all commercial projects from the conceptual stage through implementation.

(c) The One Stop Meeting is comprised of the project representative and representatives from the following City departments: Building & Inspections, Fire Department, Planning & Community Development, Public Works, the City Clerk's Office, and the Police Department.

(d) The fee for scheduling a One Stop Meeting is \$50 and must be paid to the City when scheduling the meeting. The fee is non-refundable, but shall be applied to the cost of any required permit for the project except as otherwise provided herein. If a project representative fails to appear at the One Stop Meeting without giving the City prior notice no less than 72 hours before the scheduled One Stop Meeting, the meeting fee will not be applied as provided herein, and the project representative will need to pay an additional fee for scheduling a new One Stop Meeting.

Section 4. Title 8, Chapter 1, Section 1 of the East Peoria City Code is hereby amended to read as follows (additions are indicated by underline, deletions by ~~strikeout~~):

8-1-1. Adoption of International Fire Code, 2018 Edition.

(a) "The International Fire Code, ~~2012~~ 2018 Edition" (the "IFC" or "Fire Prevention Code") as published by the International Code Council, Inc. is hereby adopted and made applicable within the City of East Peoria, in the State of Illinois.

(b) The following sections of the IFC are hereby revised, completed or deleted as follows:

- (1) Section 101.1 insert: "City of East Peoria".
- (2) At Section 110.4 insert "misdemeanor violation of the East Peoria City Code punishable in accordance with the general penalty provisions of the East Peoria City Code" in place of the bracketed material "[SPECIFY OFFENSE]". Also delete "punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not

exceeding [NUMBER OF DAYS] or both such fine and imprisonment.”

- (3) Section 112.4 is hereby deleted in its entirety and the following is substituted in lieu thereof: “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 condition shall be subject to penalties as provided by Section 109.4 of this code.”
- (4) Section 903 pertaining to automatic sprinkler systems is deleted, but only to the extent its provisions were made applicable to new one and two family dwellings.
- (5)~~(4)~~ Section 5704.2.9.6.1 is hereby completed to read as follows: “in all territory within the corporate limits of the City of East Peoria, Illinois other than those areas of the City assigned to the ‘M2 Manufacturing District, General’ zoning classification.”
- (6) ~~(5)~~ Section 5706.2.4.4 is hereby completed to read as follows: “in all territory within the corporate limits of the City of East Peoria, Illinois other than those areas of the City assigned to the ‘M2 Manufacturing District, General’ zoning classification.”
- (7) ~~(6)~~ Section 5806.2 is hereby completed to read as follows: “in all territory within the corporate limits of the City of East Peoria, Illinois other than those areas of the City assigned to the ‘M2 Manufacturing District, General’ zoning classification.”
- (8) ~~(7)~~ Section 6104.2 is hereby completed to read as follows: “in all territory within the corporate limits of the City of East Peoria, Illinois other than those areas of the City assigned to the ‘M2 Manufacturing District, General’ zoning classification.”
- (9) ~~(8)~~ Appendices A, B, C, D, E, F, G, H and I of the Fire Prevention Code are hereby adopted. Appendix J is not adopted.

(c) The “NFPA 101 Life Safety Code, ~~2012~~ 2018 Edition” as published by the National Fire Protection Association is hereby adopted and made applicable within the City of East Peoria in the State of Illinois.

- (1) Section 24.3.5.1 pertaining to automatic sprinkler systems in new one and two family dwellings is hereby deleted.

(d) In the event of any inconsistency between the provisions of the IFC, the Life Safety Code or any other provisions of the City Code, including other codes adopted or incorporated by reference by the City Code, the terms of the more stringent code as determined by the Fire Chief in consultation with the Director of the Department of Buildings and Inspections of the City shall apply.

(e) All fire department connections on either sprinklers or standpipes shall meet both of the following specifications:

- (1) A 5" locking Storz connection.

All connections shall be equipped with listed plugs or caps. In the event of a conflict between this subsection (e) and any provision of any other ordinance or code applicable in the City including, without limitation, the IFC or the Building Code, then the provisions of this subsection (e) shall govern.

Section 5. Nothing in this Ordinance, in any of the codes hereby adopted shall be construed to affect any suit or proceeding pending in any court or any rights acquired or liability incurred or any cause or causes of action acquired or existing under any ordinance repealed or replaced upon the adoption of this Ordinance, nor shall any legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 6. This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 7. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 8. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

**PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL
COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS 21st DAY OF
DECEMBER, 2021.**

APPROVED:

/s/ John P. Kahl
Mayor

ATTEST:

/s/ Morgan R. Cadwalader
City Clerk

EXAMINED AND APPROVED:

/s/ Scott A. Brunton
Corporation Counsel