

AN ORDINANCE
ADOPTING THE INTERNATIONAL BUILDING CODE 2021
AS THE BUILDING CODE FOR THE CITY OF ELGIN

WHEREAS, the City of Elgin is a home rule unit pursuant to the Constitution of the State of Illinois and, as a home rule unit, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the regulation of building and construction activities within the City relates to the public health, safety and welfare, and pertains to the government and affairs of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELGIN, ILLINOIS:

Section 1. That Chapter 16.04 entitled "Building Code" of the Elgin Municipal Code, be and is hereby repealed.

Section 2. That Chapter 16.04 entitled "Building Code" be and is hereby added to the Elgin Municipal Code, to read as follows:

"Chapter 16.04
BUILDING CODE

Sections:

- | | |
|-----------|--|
| 16.04.010 | Adopted-Exceptions. |
| 16.04.020 | Additions, Insertions, and Changes. |
| 16.04.030 | Sidewalks, Approaches and Driveways-When Required. |
| 16.04.040 | Fence Installation. |
| 16.04.050 | Assessor's Receipt. |
| 16.04.060 | Street Numbers. |
| 16.04.070 | Construction Operations. |
| 16.04.080 | Conflicts With Other Provisions. |

16.04.010 ADOPTED-EXCEPTIONS.

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Elgin, being marked and designated as the *International Building Code 2021*, as published by the International Code Council, be and is hereby adopted as and shall be known as the Building Code of the City of Elgin for establishing minimum regulations governing the construction, alteration, addition, repair, removal, demolition, location, occupancy, and maintenance of all buildings and structures; and each and all of the regulations, provisions, penalties, conditions and terms of said *International Building Code 2021* are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in this chapter.

16.04.020 ADDITIONS, INSERTIONS AND CHANGES.

The *International Building Code 2021* is amended and revised in the following respects:

Section 101.1 Title, shall be amended to read as follows:

These regulations shall be known as the Building Code of the City of Elgin, hereinafter referred to as “this chapter” or “this code.”

Section 101.4 Referenced codes, shall be amended to read as follows:

The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

Section 101.4.1 Gas, shall be amended to read as follows:

The provisions of Chapter 16.20 and Chapter 16.32 of the Elgin Municipal Code, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Section 101.4.2 Mechanical, shall be amended to read as follows:

The provisions of the *International Mechanical Code 2021*, as amended by Chapter 16.32 of the Elgin Municipal Code, shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy related systems.

Section 101.4.3 Plumbing, shall be amended to read as follows:

The provisions of State of Illinois Plumbing Code, as amended by Chapter 16.20 of the Elgin Municipal Code, shall apply to the installation, alteration, repairs and replacement of plumbing system, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system. The provisions of 77 Illinois Administrative Code Chapter I: Department of Public Health Subchapter r: Part 905 et seq., as amended, shall apply to private sewage disposal systems.

Section 101.4.4 Property maintenance, shall be amended to read as follows:

The provisions of the *International Property Maintenance Code 2021*, as amended by Chapter 16.12 of the Elgin Municipal Code, shall apply to existing structures and premises;

equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section 101.4.5 Fire prevention, shall be amended to read as follows:

The provisions of the *International Fire Code 2021*, as amended by Chapter 16.28 of the Elgin Municipal Code, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Section 101.4.6 Energy, shall be amended to read as follows:

The provisions of the State of Illinois Energy Conservation Code, as amended, shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.7, Existing Buildings, shall be amended to read as follows:

The provisions of the *International Existing Building Code 2021*, as amended by Chapter 16.06 of the Elgin Municipal Code, shall apply to provide alternative approaches to repair, alteration and additions to existing buildings, to make the alteration process easier, while maintaining basic levels for fire prevention, structural and life safety features of the rehabilitated building.

Section 101.4.8 Electrical, shall be created to read as follows:

The provisions of *NFPA 70 National Electric Code 2020 Edition* as amended by Chapter 16.24 of the Elgin Municipal Code, shall apply to the installation of electrical systems, including alteration, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 103.1 Creation of enforcement agency, shall be amended to read as follows:

The Community Development Department may be referred to as the Department of Building Inspection for the purposes of this chapter, which shall implement, administer and enforce the provisions of this code, and the Director of the Community Development Department may be referred to as the code official for the purposes of this chapter. Any reference to the terms code official, building code official or official in this code shall also include the authorized designee of such code official, building code official or official.

Section 103.2 Appointment, shall be deleted in its entirety.

Section 103.3 Deputies, shall be deleted in its entirety.

Section 104.4 Inspections, shall be amended to read as follows:

The building official, or designee, shall make all of the required inspections. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

Section 104.7 Department records, shall be deleted in its entirety.

Section 105.1 Required, shall be amended to read as follows:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or any other code adopted by the City of Elgin or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Section 105.1.1 Annual permit, shall be deleted in its entirety.

Section 105.1.2 Annual permit records, shall be deleted in its entirety.

Section 105.2 Work exempt from permit, subsection entitled "Building: 1." shall be amended to read as follows:

One-story detached accessory structures used as playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m) and the floor is less than 4 feet above grade.

Section 105.2 Work exempt from permit, subsection entitled "Building: 2." shall be deleted in its entirety.

Section 105.2 Work exempt from permit, subsection entitled "Building: 4." shall be deleted in its entirety.

Section 105.2 Work exempt from permit, subsection entitled "Building: 6." shall be deleted in its entirety.

Section 105.2 Work exempt from permit, subsection entitled "Mechanical: 4." shall be amended to read as follows:

Steam, hot or chilled water piping within any heating or cooling equipment, used for production only.

Section 105.3.1 Action on application, shall be amended to read as follows:

The building official, or designee, shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official, or designee, shall reject such application in writing, stating the reasons therefore. If the building official, or designee, is satisfied that the proposed work conforms to the requirements of this code, or any other code adopted by the City of Elgin, and laws and ordinances applicable thereto, the building official, or designee, shall issue a permit therefore as soon as practicable.

Section 105.7 Placement of permit, shall be amended to read as follows:

- A. A true copy of the building permit shall be kept on the site of operations, open to public inspection during the entire time of prosecution of the work and until the completion of the same.
- B. A placard issued by the code official shall be posted at the site of operations, which placard shall be posted at an exterior location not more than 100 feet from the lot line of the subject property nearest to any street or other thoroughfare. Such placard shall contain the following information:
 - 1. Address of the property for which the permit was issued.
 - 2. The number of the building permit, as provided by the Community Development Department.
 - 3. A description of the permit type issued.
 - 4. The date of the permit's issuance.
 - 5. The name(s) of the permit holder(s) and contractor(s) performing the work authorized in the permit.
 - 6. The signature of the code official.

Section 108.3 Temporary power, shall be amended to read as follows:

The building official, or designee, may authorize the temporary supply and use power in part of an electric installation before such installation has been fully completed and a final certificate of completion has been issued. The part of an electric installation covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power as set forth in Chapter 16.24 of the Elgin Municipal Code, 1976, as amended.

Section 109.2 Schedule of permit fees shall be amended to read as follows:

The fee for each plan examination, building permit and inspection shall be paid in

accordance with Chapter 16.48 of the Elgin Municipal Code.

Section 110.3.6.1 Lath, gypsum board and gypsum panel product inspection, shall be created to read as follows:

Insulation inspection required: After all rough inspections are completed and before drywall or plaster lath is installed, an insulation inspection is required.

Section 110.4 Inspection agencies, shall be deleted in its entirety.

Section 110.5 Inspection requests, shall be amended to read as follows:

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection at least 24 hours prior to the inspection request time. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by the code.

Section 111.1 Change of occupancy, shall be amended to read as follows:

A building, structure or tenant space shall not be used or occupied, and a change in existing use or occupancy classification of a building, structure or tenant space or portion thereof shall not be made, until the building official has issued a certificate of occupancy thereof as provided herein. The certificate of occupancy shall be posted in a visible area in the building, structure or tenant space. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificate of occupancy are not required for work exempt from permits in accordance with Section 105.2.

Section 111.1.1 entitled Certificate of Re-occupancy, shall be created to be located immediately following section 111.1, and to read as follows:

Certificate of Re-occupancy. Any person seeking to establish an occupancy in an existing building or any portion thereof shall be required to obtain a Certificate of Re-occupancy. Every Certificate of Re-occupancy shall state that the new occupancy complies with all applicable provisions of the Elgin Municipal Code, including the Building Code, Existing Building Code, Plumbing Code, Heating, Ventilating and Mechanical Code, Fire Prevention Code and zoning ordinance and that all building systems are operational.

Section 111.3 Temporary occupancy, shall be amended to read as follows:

The building official may issue a temporary certificate of occupancy before the completion of the entire work covered by the permit provided that the portion or portions of the building or structure that are to be occupied meet all health and life safety systems and requirements. The building official shall issue a letter stating the time period in which all

required work is to be completed and such letter shall be signed by the permit holder or his or her authorized representative. The letter shall contain specific dates for the completion of each outstanding item. The failure to complete each outstanding item by the specified date shall result in the revocation of the certificate of occupancy and the vacation of the building or structure within 24 hours.

Section 111.5 Partial occupancy, shall be created to read as follows:

The building official is authorized to issue a partial occupancy for the installation of machines, equipment, furniture, or other items required before the commencement of business. The portion of the building or structure that is to be occupied must meet all health and life safety systems and requirements.

Section 113.1 General shall be amended to read as follows:

In order to hear and decide appeals of orders, decisions or determination made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of the Building Commission members and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

Section 113.3 Qualifications, shall be deleted in its entirety.

Section 114.4 Violation penalties, shall be amended to read as follows:

Any person who violates a provision of this code or fails to comply with any of the 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 of a permit or certificate issued under the provisions or the code, shall be subject to penalties as prescribed by Chapter 1.20 of the Elgin Municipal Code,.

Section 115.2 Issuance, shall be amended to read as follows:

The stop work order shall be in writing and shall be posted on the property where the violation exists. All persons working in the building or structure at that time of the posting of the stop work order shall be notified that the stop work order was posted. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reasons for the issuance of the order.

Section 310.4 Residential Group R-3, shall be amended to read as follows:

Residential Group R-3 shall include all buildings arranged for occupancy as one or two family dwelling units and multiple single family dwellings where each unit has an independent means of egress and is separated by an approved two-hour rated fire separation assembly. Residential Group R-3 shall further include residential occupancies where the occupants are primarily permanent in nature and not classified as group R-1, R-2, R-4 or I,

including:

Buildings that do not contain more than two dwelling units;

Boarding houses (nontransient) with 16 or fewer occupants;

Boarding houses (transient) with 10 or fewer occupants;

Care facilities that provide accommodations for five or fewer persons receiving care;

Congregate living facilities (nontransient) with 16 or fewer occupants;

Congregate living facilities (transient) with 10 or fewer occupants.

Section 406.3.1 Classification, shall be amended to read as follows:

Private garages and carports shall be classified as Group U occupancies. Each private garage shall not be greater than 1,000 square feet (93 m²) in area. Multiple private garages are permitted in a building where each private garage is separated from the other private garages by 1-hour *fire barriers* in accordance with Section 707, or 1-hour *horizontal assemblies* in accordance with Section 711, or both. In a multi-family building, if the building is not fire-sprinklered, a heat detection system shall be installed in the garage areas.

Section 406.3.2.1 Dwelling unit separation, shall be amended to read as follows:

The private garage shall be separated from the residence and its attic as follows:

The wall(s) separating the garage from habitable areas of the house shall have one layer of 5/8" fire code type gypsum board on both sides of the wall(s) or equivalent. Where a gable type connection is used, the same construction shall be utilized as that separating the garage from the adjacent habitable space. When the garage ceiling is to be finished to separate the garage from the attic space, two (2) layers of 5/8" fire code type gypsum board or equivalent shall be installed. The second layer of gypsum board shall be positioned perpendicular to the first layer. All joints shall be taped and spackled. Where habitable rooms are constructed over the garage, all walls shall have one layer of 5/8" fire code type gypsum board or equivalent applied and the ceiling will have two layers 5/8" fire code type gypsum board or equivalent. The door opening between the garage and the residence shall have a minimum fire rating of 20 minutes and be equipped with a closer.

Section 406.3.2.2 Ducts, shall be amended as follows:

Ducts in a private garage and ducts penetrating the walls or ceiling/floors separating the dwelling unit from the garage shall be constructed of a minimum no.26 gage sheet

steel and have no openings into the garage. Ducts in the garage shall be enclosed with 5/8" fire code type gypsum board or equivalent.

Section 407.2.6 Nursing home cooking facilities, subparagraphs 7 and 8, shall be created to read as follows:

7. A commercial cooking hood installed and constructed in accordance with Section 506 of the *International Mechanical Code 2015*, as amended by Chapter 16.32 of the Elgin Municipal Code, as amended, is provided over the cooktop or range.
8. The commercial cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for protection of commercial cooking equipment. Pre-engineered automatic extinguishing systems shall be tested in accordance with UL300A and *listed* and *labelled* for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's instruction.

Section 502.1 Address identification, shall be amended to read as follows:

New and existing buildings shall be provided with approved Arabic address numbers or letters. Each character shall be not less than 6 inches (152.4 mm) in height and not less than 0.5 inch (12.7 mm) in width. Large industrial/warehouse buildings that are 100,000 square feet and larger in area shall have address numbers 24 inches (609.6 mm). in height with a minimum stroke width of 2 inch (50.8 mm). They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE, shall be amended such that a reference to footnote "d" shall be added to all "OCCUPANCY CLASSIFICATIONS" in the NS (non-sprinklered rows) of each occupancy classification entry. In addition, a reference to new footnote "i" shall be added to all "OCCUPANCY CLASSIFICATIONS" in the NS (non-sprinklered rows) of each occupancy classification entry.

Table 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE, shall be amended to add a new Footnote "i," which shall read as follows:

- i. Refer to amended sections 903.2.01 through 903.2.9.1 for fire sprinkler requirements.

Table 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET, shall be amended such that a reference footnote "d" shall be added to all "OCCUPANCY CLASSIFICATIONS" in the NS (non-sprinklered rows) of each occupancy classification entry. In addition, a reference to new

footnote “i” shall be added to all “OCCUPANCY CLASSIFICATIONS” in the NS (non-sprinklered rows) of each occupancy classification entry.

Section 506.2.1 Single-occupancy, multi-story buildings, Paragraph S_a shall be amended to read as follows:

S_a = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, use the actual number of stories above grade plane, not to exceed four.

Section 506.2.2 Mixed-occupancy, multi-story buildings, the exception stated therein shall be amended to read as follows:

Exception: For buildings designed as separated occupancies under Section 508.4 and equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, the total building area shall be such that the aggregate sum of the ratios of the actual areas of each story divided by the allowable area of such stories determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed four.

Section 507.3 Non-sprinklered, one-story buildings, shall be amended to read as follows:

The area of a Group F-2 or S-2 building no more than one story in height shall be limited to 7,500 square feet per Sections 903.2.4 and 903.2.10 amended.

Section 507.14 Subdivision of existing unlimited area building, shall be created to read as follows:

Subdivision of Existing Unlimited Area Buildings. Lawfully existing unlimited area buildings divided by new lot lines are not required to comply with the setback regulations set forth in this section provided each of the following requirements is met:

1. A fire separation rating at the lot line dividing the building shall have a minimum fire-resistance rating of 3 hours.
2. The existing building complied with all requirements for unlimited area building regulations prior to the subdivision.
3. Building areas being subdivided must be of the same use group.
4. Any addition or alteration of any portion of a building shall comply with all requirements for an unlimited area building.

Table 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS), shall be amended to add a reference to new footnote h to TYPE IIA, TYPE IIIA and TYPE VA construction types.

Table 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS), shall be amended to add a new footnote “h,” which shall read as follows:

h. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Table 506.2 or an allowable height increase in accordance with Tables 504.3 and 504.4. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.

Section 603.1 Allowable materials, subparagraph 1.5 shall be created to read as follows:

Such applications as approved by the Building Official and the Fire Code Official.

Section 603.1.2 Piping, shall be amended to read as follows:

The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the *International Mechanical Code 2015* as amended by Chapter 16.32 of the Elgin Municipal Code, , and the state of Illinois Plumbing Code as amended by Chapter 16.20 of the Elgin Municipal Code.

Section 603.1.3 Electrical, shall be amended to read as follows:

The use of electrical wiring methods with combustible insulation, tubing, raceways, and related components shall be permitted when installed in accordance with the limitations of the *NFPA 70 National Electrical Code 2020 Edition* as amended by Chapter 16.24 of the Elgin Municipal Code.

Section 703.5 Marking and identification, shall be amended to read as follows:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling. Such identification shall:

1. Be located in accessible concealed floors, floor-ceiling or attic spaces;
2. Be repeated at intervals not exceeding 30 feet (914 mm) measured horizontally along the wall or partition, and
3. Including lettering not less than 2 inches (50.8 mm) in height, incorporating the suggested wording: “FIRE AND/OR SMOKE BARRIER–PROTECT ALL OPENINGS,” or other wording.

Exception: Walls in Group R-2 occupancies that do not have a removable decorative ceiling allowing access to the concealed space.

Section 704.9 Impact protection, shall be amended to read as follows:

Where the fire protective covering of a structural member is subject to impact damage from moving vehicles, the handling of merchandise or other activity, the fire protective covering shall be protected by corner guards or by a substantial jacket of metal or other noncombustible material to a height of 8 feet (2438 mm) from the finished floor, or to the ceiling, whichever is lower.

Exception: Corner protection is not required on concrete columns in open or enclosed parking garages.

Section 708.1 General, shall be amended to read as follows:

The following wall assemblies shall comply with this section:

1. Separation walls as required by Section 420.2 for Groups I-1, R-1, R-2, R-3 and R-4.
2. Walls separating sleeping units in occupancies in Group R-1 hotel occupancies, R-2 and I-1.
3. Walls separating tenant spaces and as required by Section 402.4.2.1
4. Corridor walls as required by Section 1020.1.
5. Elevator lobby separation as required by Section 3006.2.
6. Egress balconies as required by Section 1019.2.

Section 716.2.01 Hold open devices, shall be created to be located immediately following section 7.16.2, and to read as follows:

Combination heat and smoke actuated hold open devices, when used, shall be installed on both sides of the wall, interconnected so that the operation of any single device will permit the door to close. Combination smoke and heat detectors shall be installed at the door opening and at the ceiling in conformance with NFPA 80, as listed in Appendix A unless otherwise approved by the building official.

Section 902.1.5 Pump and riser room size, shall be created to read as follows:

Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working room around stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances,

shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with an exterior door large enough to allow removal of the largest piece of equipment and one interior fire-rated door, minimum of 36 inches wide.

Section 902.1.6 Pump and riser room separation, shall be created to be located immediately following section 902.1.5, and to read as follows:

A minimum 1-hour fire-rated separation shall be provided for all fire pump and sprinkler riser rooms.

Section 903.2.01 Automatic sprinkler system, shall be created to be located immediately following section 903.2, and to read as follows:

An approved automatic sprinkler system shall be installed in every building more than four (4) stories in height, or where the floor of the upper most story is fifty (50) feet or more above the lowest level of fire department vehicle access. For the purposes of this section, basements shall be included as stories. An approved automatic sprinkler system shall be installed in buildings less than five (5) stories in height as provided in this chapter.

Section 903.2.1.1 Group A-1, shall be amended to read as follows:

1. Use Group A-1. An approved automatic fire suppression system shall be provided throughout the entire building in all buildings with Use Group A-1 occupancies.

Section 903.2.1.2 Group A-2, shall be amended to read as follows:

Where a Use Group A-2 fire area comprises more than 3000 square feet in area, or is located either above or below the level of exit discharge of exits that serve the Use Group A-2 fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout the entire story or floor level where the A-2 use Group is located;
2. Throughout all stories and floor levels below the A-2 Use Group; and
3. Throughout all intervening stories and floor levels between the A-2 Use Group and the level of exit discharge of exits that serve the Use Group A-2 fire area, including the level of exit discharge.

Section 903.2.1.3 Group A-3, shall be amended to read as follows:

Where a Use Group area exceeds 5000 square feet in area, or is located either above or below the level of exit discharge of exits that serve the Use Group A-3 fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout the entire story or floor level where the A-3 Use Group is located;
2. Throughout all stories and floor levels below the A-3 Use Group; and
3. Throughout all intervening stories and floor levels below the A-3 Use Group and the level of exit discharge of exits that serve the Use Group A-3 fire area, including the level of exit discharge.

Section 903.2.1.4 Group A-4, shall be amended to read as follows:

Where a Use Group A-4 fire area exceeds 5000 square feet in area or is located either above or below the level of exit discharge of exits that serve the Use Group A-4 fire area, an approved automatic fire suppression system shall be required as follows:

1. Throughout the entire story or floor level where the A-4 Use Group is located;
2. Throughout all stories and floor levels below the A-4 Use Group; and
3. Throughout all intervening stories and floor levels below the A-4 Use Group and the level of exit discharge of exits that serve the Use Group A-4 fire area, including the level of exit discharge.

Section 903.2.2.1 Group B, shall be created to be located immediately following section 903.2.2, and to read as follows:

In all buildings with a Use Group B fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout all buildings with a Use Group B fire area having more than 7500 square feet in area; or
2. In buildings with two (2) stories when the combined total area of the two (2) floors exceeds 10,000 square feet; or
3. In buildings of three (3) or more stories regardless of the square footage of each floor.

Section 903.2.3 Group E, shall be amended to read as follows:

Where a Use Group E fire area exceeds 5000 square feet in area, or is located either above or below the level of exit discharge of exits that serve the Use Group E fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout the entire story or floor level where the E Use Group is located;
2. Throughout all stories and floor levels below the E Use Group; and

3. Throughout all intervening stories and floor levels below the E Use Group and the level of exit discharge of exits that serve the Use Group E fire area, including the level of exit discharge.

Section 903.2.4 Group F-1, shall be amended to read as follows:

In all buildings with a Use Group F-1 and F-2 fire areas, an approved automatic fire suppression system shall be provided as follows:

1. Throughout all buildings with a Use Group F-1 or F-2 fire area having more than 7500 square feet in area;
2. In buildings with two (2) stories if the combined total area of two (2) floors exceed 10,000 square feet;
3. In buildings with three (3) or more stories regardless of the square footage of each floor;
or
4. In buildings with a Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses which exceeds 2,500 square feet.

Section 903.2.6 Group I, shall be amended to delete Exception #3.

Section 903.2.7 Groups M, shall be amended to read as follows:

In all buildings with a Use Group M fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout all buildings with a Use Group M fire area having more than 7500 square feet in area;
2. In buildings with two (2) stories if the combined total area of two (2) floors exceed 10,000 square feet;
3. In buildings with three (3) or more stories regardless of the square footage of each floor;
or
4. In buildings with a Group M occupancy used for the display and sale of upholstered furniture or mattresses which exceeds 5,000 square feet.

Section 903.2.8.1 Group R-3, shall be amended to read as follows:

Where a one- and two-family dwelling and/or a townhouse is to be located upon land that was located within the City of Elgin as of July 11, 2018, such one- and two-family dwelling shall include fire sprinkler protection in the basement area only. This fire sprinkler system

can be part of the domestic water system, without backflow prevention, as long as the system is a looped system with no dead-ends in excess of 2 feet.

Exceptions:

1. When wood I-joists or open web trusses are used and protected with a 1/2-inch gypsum wallboard membrane, 5/8-inch wood structural membrane, or equivalent on the underside of the floor framing member.
2. Wood floor assemblies using dimensional lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire protection.
3. An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing one- and two-family dwellings that do not have an automatic residential fire sprinkler system installed.
4. Factory applied "Flac Jacket" or approved factory applied equal by the Fire code official to the wood I-joist is an approved alternate as required by #1 or #2 above with the following notation:

(If the wood I-joist with Flac Jacket or approved factory applied equal by the fire code official protection has been exposed to temperatures sufficient to activate the coating, the product should no longer be used as the structural capacity and fire endurance may have been compromised. In such a case, an evaluation report from a licensed architect or engineer will be required to determine appropriate repairs).

In all such instances above, the general contractor shall be responsible for ensuring that the homeowner is advised of the availability and benefits of a full automatic fire sprinkler system (NFPA 13D compliant). Such notification shall be on a form provided by the City of Elgin and include the printed name and signature of the homeowner.

Where a one- and two-family dwelling is to be located upon land annexed to the City of Elgin after July 11, 2018, a full fire sprinkler system shall be required, installed in accordance with NFPA 13D. This system shall include backflow protection by use of a double check valve.

Section 903.2.9, Group S-1, shall be amended to read as follows:

In all buildings with a Use Group S-1 fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout all buildings with a Use Group S-1 fire area having more than 7500 square feet in area;
2. In buildings with two (2) stories if the combined total area of two (2) floors exceed

10,000 square feet;

3. In buildings with three (3) or more stories regardless of the square footage of each floor;
or
4. In buildings with a Group S-1 occupancy used for the storage of upholstered furniture or mattresses which exceeds 2,500 square feet.

Section 903.2.9.1 Repair garages, subparagraph 2 shall be amended to read as follows:

2. One-story buildings with a fire area containing a repair garage exceeding 7500 square feet.

Section 903.2.10, Group S-2 parking garages, shall be amended to read as follows:

In all buildings with a Use Group S-2 fire area, an approved automatic fire suppression system shall be provided as follows:

1. Throughout all buildings with a Use Group S-2 fire area having more than 7,500 square feet in area;
2. In buildings with two (2) stories if the combined total area of two (2) floors exceed 10,000 square feet; or
3. In buildings with three (3) or more stories regardless of square footage of each floor.

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies as applicable in Section 101.2.

Section 903.3.5 Water supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the State of Illinois Plumbing Code, as amended by Chapter 16.20 of the Elgin Municipal Code, 1976, as amended. Hydrant water flow data used for the design of any sprinkler system shall be no more than 1 year old. A minimum 10% safety factor shall be provided in the fire protection system hydraulic calculations. On each design drawing, provide a copy of the hydraulic nameplate for each hydraulically calculated area.

Section 903.3.5.1 Domestic services, shall be amended to read as follows:

A domestic service shall not provide the water supply for the automatic sprinkler system.

Exception: Single water supply and combination systems may be utilized in conjunction with a residential fire sprinkler system as part of a looped system where such a system is permitted under applicable provisions of Chapter 16.36 of the Elgin Municipal Code.

Section 903.3.8.1 Number of sprinklers, shall be amended to read as follows:

Limited area sprinkler systems shall not exceed twenty sprinklers in any single fire area.

Section 903.4.2 Alarms, shall be amended to read as follows:

An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. In addition, alarm indicating appliance audio/visual devices shall be seen and heard within all areas of the building. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall activate the building fire alarm system. Where automatic fire sprinklers provide protection to an area with an approved flow switch interconnected to the fire alarm system, a white strobe shall be installed at each multi- sprinkler riser.

Section 903.4.2.1 Test Valves, shall be created to be located immediately following section 903.4.2, and to read as follows:

Fire sprinkler system inspector's test valves shall be accessible at all times and located no more than 6 feet above finished floor. On multiple riser systems, test valves shall be marked as to which riser and area it tests.

Section 903.4.3 Floor control valves, shall be amended to read as follows:

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor of all multiple story buildings.

Section 904.14 Domestic cooking facilities, subparagraph 2a, shall be created to read as follows:

2a. In Group I-2 Condition 1, occupancies where cooking facilities are installed in accordance with Section 407.2.6 of this code, the commercial cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of the type recognized for protection of the domestic cooking equipment. Pre-engineered automatic extinguishing systems shall be tested in accordance with UL 300A and listed and labelled for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's instructions.

Section 905.3.1 Height, shall be amended to read as follows:

Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is more than 2 stories and/or 26 feet above the lowest level of fire department vehicle ground access, or where the floor level of the lowest story is more than 2 stories and/or 26 feet below the highest level of fire department vehicle ground access.

Section 905.3.9 Storage warehouses, shall be created to read as follows:

In all warehouse storage areas exceeding 50,000 square feet or where storage exceeds 12 feet high, interior 2 ½” fire hose valves with a 1 ½” reducer to a 1 ½” hose connection shall be provided. Valves shall be located at each exterior door to the warehouse and/or storage area. The location of all obstructions and/or rack storage shall be shown on any plans. Where the system pressure exceeds 100 psi, a “Potter” reduced pressure adjustable type valve shall be provided.

Section 907.1.4 Control/annunciator panels, shall be created to read as follows:

All fire alarm control panels or full function annunciator panels shall be installed within 10 feet of the building main entrance, sprinkler room, or in a location approved by the fire code official.

Section 907.2.01, entitled Fire Alarm Application, shall be created to be located immediately following section 907.2, and to read as follows:

Notwithstanding other provisions within this Section 907.2, fire alarm systems shall be installed in all buildings or tenant spaces of 2,500 square feet or more where automatic fire sprinkler systems are not installed.

Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 500 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

Multi-tenant Use Group M buildings will be “ring/alert by tenant,” activated by the fire pull station/automatic fire detection, and shall include a weatherproof clear outside strobe over the entrance to each tenant space as directed by the fire code official. All outside strobes to be a minimum 75 candela.

Exceptions:

1. A manual fire alarm system is not required in covered or open mall buildings

complying with Section 402.

2. A manual fire alarm box shall be required in all buildings when equipped with a fire alarms system and automatic fire sprinkler system.

Section 907.3.1 Duct smoke detectors, shall be amended to read as follows, although the exceptions stated therein shall remain without amendment:

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open-area detection. Duct smoke detectors shall be located as provided in Sections 606.2.1, 606.2.2, 606.2.3 and 606.3 of the International Mechanical Code 2021 as amended by Chapter 16.32 of the Elgin Municipal Code.

Section 912.1.1 Connection type, shall be created to be located immediately following section 912.1, and to read as follows:

All fire department connections shall be a NST 4" *Storz* connection with a 30 degree downturn (*Storz* type only).

Section 913.1.1 Test outlet valves, shall be created to be located immediately following section 913.1, and to read as follows:

An OS & Y control valve shall be provided on all fire pump test headers.

Section 1015.2 Where required, shall read as follows:

Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairways, ramps and landings which are located more than 30 inches (762mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Guards shall be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.8.

Where retaining walls with differences in grade level on either side of the wall in excess of 30 inches (762mm) are located closer than 2 feet (610mm) to walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guards that are constructed in accordance with this section.

Exceptions: Guards are not required for the following locations:

1. On the loading side of loading docks or piers.

2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.
3. On raised stage and platform floor areas such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating where guards in accordance with Section 1028.14 are permitted and provided.

Section 1015.8 Windows openings, shall be amended to read as follows:

In Occupancy Groups R-2 and R-3 and multiple-family dwellings, where the opening of the sill portion of an operable window is located more than 72 inches above the finished grade or other surfaces below, the lowest part of the clear opening of the window shall be at a height not less than 36 inches above the finished floor surface of the room in which the window is located. Operable sections of windows shall not permit openings that allow the passage of a 4-inch-diameter sphere where such openings are located with 36 inches of the finished floor.

Exceptions:

1. Operable windows where the sill portion of the opening is located more than 75 feet above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.
2. Windows whose openings will not allow a 4-inch-diameter sphere to pass through the opening when the window is in its largest opened position.
3. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
4. Windows that are provided with window opening control devices that comply with Section 1013.8.1.

Section 1031.3.2 Minimum dimensions, shall be amended to add the following exceptions:

Exceptions: The minimum net clear opening height of windows below grade shall be 36 inches (914mm). The minimum net clear opening width of windows below grade shall be 24 inches (610mm).

Chapter 11 Accessibility, shall be deleted in its entirety.

Section 1205.3.3 Court drainage, shall be amended to read as follows:

The bottom of every court shall be properly graded and drained to a public storm sewer or other approved disposal system.

Section 1209.2 Attic spaces, shall be amended to read as follows:

An opening not less than 22 inches by 30 inches (559mm by 762 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm). A minimum 30-inch (762 mm) clear headroom in the attic space shall be provided at or above the access opening. Attic access doors and hatches shall have a mechanical latching device such that the door will not open unless the latch is physically or manually released. Such doors and hatches shall be operable from occupant side and achieve a fire-resistance-rating not less than the assembly being penetrated. The access shall be in a readily accessible location. When mechanical equipment is located in attics the requirements of Chapter 16.32 of this title shall apply.

Exception: Doors and hatches that are hinged shall have latches operable from occupant and non-occupant sides.

Section 1210.4 Washing Machine Drain Pan, shall be created to read as follows:

Every washing machine installed in new construction shall have a washing machine drain pan installed. Washing machine drain pans shall be constructed in accordance with the State of Illinois Plumbing Code, Section 890. Appendix A Table H, I, J, and K.

Exceptions:

1. Basement installations.
2. Commercial installations where multiple public-use washing machines are located.
3. Other locations with a concrete floor slab and a floor drain intended to account for a potential washing machine failure.

Chapter 13 Energy Efficiency, shall be deleted in its entirety.

Section 1403.2 Water-resistive barrier, shall be amended to read as follows:

Asphalt saturated felt free from holes and breaks, weighing not less than 15 pounds per 100 square feet and complying with ASTM D 226 or other approved weather resistant material shall be applied over studs or sheathing of all exterior walls, with flashing as described in Section 1405.4, as required. Such felt or material shall be applied horizontally,

with the upper layer lapped over the lower layer not less than two (2) inches. Where vertical joints occur, material shall overlap not less than six (6) inches.

Exception: Such felt or material is permitted to be omitted in the following situations:

1. In detached accessory buildings unless aluminum or vinyl exterior siding is used.
2. Under paper-backed stucco lath.

Section 1507.2 Asphalt shingles, shall be amended to read as follows:

The installation of asphalt shingles shall comply with the provisions of this section. The use of staples for attachment of asphalt shingles is prohibited.

Section 1511.6.01 Screening of mechanical equipment, shall be created to be located immediately following section 1511.6, and to read as follows:

All rooftop mechanical equipment, on buildings 30 feet (9.15 m) or less in height, extending more than 36" (913 mm) above the roof, including but not limited to heating, air conditioning, ventilating or other mechanical equipment, shall be screened or enclosed in a manner which masks the equipment from view at a distance twice the height of the building at finished grade elevation.

Construction of the screening or enclosure shall comply with the provisions of the building code, and shall be of the same character and design as the building.

A building permit shall not be issued for any building unless the screening or enclosure is included on plans submitted with the building permit application.

Section 1603.1.1.1 Live loads posted, shall be created to be located immediately following section 1603.1.1, and to read as follows:

Where the live loads for which each floor or portion thereof of a commercial or industrial building is designed to exceed 50 pounds per square foot (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner at all entrances to all applicable portions of each story. Signs used for such posting shall be made durable by laminating, framing or engraving in plastic. The print on such signs shall consist of uppercase letters, be in a contrasting color and have a font size of at least size 20 points. The code official shall approve each sign before it is installed. It shall be unlawful to remove or deface such notices.

Section 1607.14.4 Photovoltaic panel systems, shall be amended to read as follows:

Roof structures that provide support for photovoltaic panel systems shall be designed in accordance with Sections 1607.14.4.1 through 1607.14.4.5, as applicable. In addition, the photovoltaic panel system layout shall be designed to allow for a minimum 36" access aisle

to all roof mounted equipment and skylights/vents as well as a 36" access clearance around the equipment and skylights/vents.

Section 1608.2 Ground snow loads, shall be amended to read as follows:

Ground snow load shall be 30 pounds per square foot. Section 1807.1.4 Permanent wood foundation systems, shall be deleted in its entirety.

Section 1808.10 Horizontal reinforcement, shall be created to read as follows:

Concrete walls shall be reinforced by four (4) number five rods. Two (2) of the number five rods shall be located twelve (12) inches from the bottom of the wall and the remaining two (2) number five rods shall be located twelve (12) inches below the top of the wall.

Section 1907.2 Garage gas curb, shall be created to read as follows:

For all R-uses, a 6-inch high curbing shall be provided at the common walls between the garage and the habitable space, or the garage floor shall be constructed not less than 6 inches below the adjoining floor.

TABLE 2304.8(3) shall be amended to read as follows:

**ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL
SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE
SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS**
(Plywood Structural panels are to be marked as a 4/5 rating)^{a, b}

SHEATHING GRADES		ROOF ^c				FLOOR ^d
Panel span rating roof/floor span	Panel thickness (inches)	Maximum span (inches)		Load ^e (psf)		Maximum span (inches)
		With edge support ^f	Without edge support ^f	Total load	Live load	
16\0	5/8	16	16	50	40	0
20\0	5/8	20	20	50	40	0
24\0	5/8	24	20 ^g	50	40	16
24\16	5/8	24	24	50	40	16
32\16	5/8	24	24	50	40	16 ^h
40\20	5/8, 3/4, 7/8	40	32	40	30	24 ^{h,i}

48\24	21/32, 3/4, 7/8	48	36	45	35	32
54\32	7/8, 1	54	40	45	35	32
60\32	1, 1 1/8	60	48	45	35	32
SINGLE FLOOR GRADES		ROOF ^c				FLOOR ^d
Panel span rating	Panel thickness (inches)	Maximum span (inches)		Load ^e (psf)		Maximum span (inches)
		With edge support ^f	Without edge support ^f	Total load	Live load	
16 oc	5/8	24	24	50	40	16 ^h
20 oc	5/8, 3/4	24	24	50	40	20 ^{h,i}
24 oc	23/32, 3/4	48	36	35	25	24
32 oc	7/8, 1	48	40	50	40	32
48 oc	1 3/32, 1 1/8	60	48	50	40	48

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kN/m².

- a. Applies to panels 24 inches or wider.
- b. Floor and roof sheathing conforming with this table shall be deemed to meet the design criteria of Section 2304.7.
- c. Uniform load deflection limitations 1/180 of span under live load plus dead load, 1/240 under live load only.
- d. Panel edges shall have approved tongue-and-groove joints or shall be supported with blocking unless 1/4 inch minimum thickness underlayment or 1 1/2 inches of approved cellular or lightweight concrete is placed over the subfloor, or finish floor is 3/4 inch wood strip. Allowable uniform load based on deflection of 1/360 of span is 100 pounds per square foot (psf) except the span rating of 48 inches on center is based on a total load of 65 psf.
- e. Allowable load at maximum span.
- f. Tongue-and-groove edges, panel edge clips (one midway between each support, except two equally spaced between supports 48 inches on center), lumber blocking, or other. Only lumber blocking shall satisfy blocked diaphragms requirements.
- g. For 1/2 inch panel, maximum span shall be 24 inches.
- h. Span is permitted to be 24 inches on center where 3/4 inch wood strip flooring is installed

at right angles to joist.

- i. Is permitted to be 24 inches on center for floors where 1½ inches of cellular or lightweight concrete is applied over the panels.

Table 2304.8(5) shall be amended to read as follows:

**ALLOWABLE LOAD (PSF) FOR STRUCTURAL PANEL ROOF
SHEATHING CONTINUOUS OVER TWO OR MORE SPANS
AND STRENGTH AXIS PARALLEL TO SUPPORTS**
(Plywood structural panels are five-ply, five-layer unless otherwise noted)^{a, b}

PANEL GRADE	THICKNESS (INCH)	MAXIMUM SPAN (inches) ^d	LOAD AT MAXIMUM SPAN (psf)	
			Live	Total
Structural I Sheathing				
	5/8	24	70	80
	23/32, 3/4	24	90	100
Sheathing, other grades covered in DOC PS 1 or DOC PS 2	5/8	16	45 ^c	55 ^c
	5/8	24	45 ^c	55 ^c

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479kN/m².

- a. Roof sheathing conforming with this table shall be deemed to meet the design criteria of Section 2304.7.
- b. Uniform load deflection limitations: 1/180 of span under live load plus dead load 1/240 under live load only. Edges shall be blocked with lumber of other approved type of edge supports.
- c. For composite and four-ply plywood structural panel, load shall be reduced by 15 pounds per square foot.
- d. On spans 16" or greater panel edge clips (one midway between each support, except two equally spaced between supports 48 inches on center), lumber blocking, or other. Only lumber blocking shall satisfy blocked diaphragms requirements.

Chapter 27, Electrical, shall be deleted in its entirety. The provisions of NFPA 70 National Electric Code 2020 Edition as amended by Chapter 16.24 of the Elgin Municipal Code, shall apply to the installation of electrical systems, including alteration, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Chapter 28, Mechanical Systems, shall be deleted in its entirety. The provisions of the International Mechanical Code 2021, as amended by Chapter 16.32 of the Elgin Municipal Code, shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating,

heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy related systems.

Chapter 29, Plumbing Systems, shall be deleted in its entirety. The provisions of the Illinois State Plumbing Code as amended by Chapter 16.20 of the Elgin Municipal Code, shall apply to the installation, alteration, repairs and replacement to the plumbing system, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system.

The provisions of the 77 Illinois Administrative Code Chapter I: Department of Public Health Subchapter Part 905 *et seq.*, as amended shall apply to private sewage disposal systems.

Section 3002.4 Elevator car to accommodate ambulance stretcher, shall be amended to read as follows:

In buildings two or more stories in height, at least one elevator shall be provided for fire department emergency access to all floors. Such elevator car shall be of such a size and arrangement to accommodate a 30-inch by 84-inch (762 mm by 2134 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

Section 3103.1 General, shall be amended to read as follows:

The provisions of this section shall apply to tents, membrane structures and other structures erected for a period of less than 30 days or as herein described. Those erected for a longer period of time shall comply with Section 3102 of this chapter or with all applicable sections of this chapter where Section 3102 is not applicable. The code official may issue a permit for temporary construction. Such permit shall be limited as to time of service, but such temporary construction shall not be permitted for more than 6 months. Tents, air supported structures and other temporary structures may be erected for a period not exceeding 30 days for educational, recreational, or similar purposes. Temporary tents may be erected for a period not exceeding 15 days for other purposes upon written application to the building official. Said application shall be made not later than 30 days prior to the commencement of use of said tent. Temporary tents shall comply with the *International Fire Code 2021*, as amended by Chapter 16.28 of the Elgin Municipal Code, and be inspected by the fire code official prior to use.

Section 3303.4 Vacant lot, shall be amended to read as follows:

Where a structure has been demolished or removed the vacant lot shall be filled with clean fill to within four (4) inches of finished grade and maintained to the existing grade with black dirt. Existing grade will match the adjacent lots with provisions for proper drainage.

Section 3303.6 Utility connections, shall be amended to read as follows:

All utilities, including sewer and water, shall be terminated in accordance with the City of Elgin Utility Disconnection/Termination Policy and at the main, unless otherwise approved by the Public Works Director in writing.

Section 3303.8, Maintenance of lot, shall be created to read as follows:

Property which will remain vacant for a period of more than six months shall be seeded or planted with ground cover and the resulting growth maintained.

Section 3303.9 Demolition, shall be created to read as follows:

Where a building, structure or portion thereof has been demolished and a building permit for any building reconstruction has not been applied for or approved, the demolition shall include the removal of all below grade walls, vaults, footings, slabs and foundation walls.

Section 3307.1 Protection required, shall be amended to read as follows:

Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities in accordance with Title 21 of the Elgin Municipal Code. Erosion control measures shall remain in place until such time that the associated grounds are stabilized. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation. Directional signage shall be provided in number, size, location, and content approved by the building official when deemed necessary by the building official to protect the general public from construction, remodeling, or demolition work or to provide advance notification to the general public of changes to pedestrian or vehicular traffic patterns required to provide same protection.

Appendix A, Employee Qualifications, shall be deleted in its entirety.

Appendix B, Board of Appeals, shall be deleted in its entirety.

Appendix C, Group U-Agricultural Buildings, shall be adopted in its entirety.

Appendix D, Fire Districts, shall be deleted in its entirety.

Appendix E, Supplementary Accessibility Requirements, shall be deleted in its entirety.

Appendix F, Rodent proofing, shall be adopted in its entirety.

Appendix G, Flood-Resistant Construction, shall be adopted in its entirety.

Appendix H, Signs, shall be deleted in its entirety.

Appendix I, Patio Covers, shall be deleted in its entirety.

Appendix J, Grading, shall be deleted in its entirety.

Appendix K, Administrative Provisions, shall be deleted in its entirety.

Appendix L, Earthquake Recording Instrumentation, shall be deleted in its entirety.

Appendix M, Tsunami – Generated Flood Hazard, shall be deleted in its entirety.

Appendix N, Replicable Buildings, shall be adopted in its entirety.

Appendix O, Performance-Based Application, shall be deleted in its entirety.

16.04.030 SIDEWALKS, APPROACHES AND DRIVEWAYS; WHEN REQUIRED.

A concrete sidewalk and driveway approach, conforming with the specifications established in Chapter 13.04 of the Elgin Municipal Code, shall be required prior to the issuance of an occupancy permit for any new building or structure that is situated on a lot or plot of ground which abuts upon any street in the city unless said sidewalk is specifically exempted. Driveways located on private property must be paved with concrete, masonry pavers or asphalt prior to the issuance of a permanent occupancy permit.

16.04.040 FENCE INSTALLATION.

A building permit is required prior to the construction or installation of any fence within the city. Fences shall be constructed or installed according to the regulations established in Title 19 of the Elgin Municipal Code.

16.04.050 ASSESSOR'S RECEIPT.

No certificate of use and occupancy shall be issued until and unless a non-executed certificate of use and occupancy has been filed with the township assessor or the county assessor of the county in which the property is located. The owner of such property shall obtain from the assessor, in the form prescribed by such official, a receipt showing that the non-executed certificate of use and occupancy has been filed and that the property is subject to increased assessment from the date of the issuance of the certificate on a proportionate basis for the year in which the improvement was completed. The owner of the property shall file such receipt with the building official, and a certified copy of the certificate, when issued, shall be filed with the assessor.

16.04.060 STREET NUMBERS.

- A. Required. All lots, buildings and structures within the corporate limits of the city shall be assigned a street number in accordance with the numbering system established by the Community Development Department.
- B. Size and Type. Street numbers shall be displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least 6 inches high.
- C. Location.
 - 1. Prior to the start of construction of any structure on vacant land, the assigned street number shall be posted in a prominent location, visible from the adjoining street.
 - 2. No structure shall be occupied unless the assigned street number is mounted on the structure next to the front entrance in a prominent location and visible from the adjoining street. If that location is not readily visible from the adjoining street, the number shall be placed elsewhere in close proximity to the front entrance where it is not obstructed.
 - 3. The street number of multiple tenant buildings with common entrances shall be placed in a prominent location visible from the adjoining street or parking area. Each tenant space shall have the numbers or letters assigned to that unit posted on the door of that unit.

16.04.070 CONSTRUCTION OPERATIONS.

Construction or alteration operations shall not be carried on prior to sunrise or after sunset unless approved in writing by the building official. On Sundays the permitted hours for construction or alteration shall be from 9 a.m. to 6 p.m.

16.04.080 CONFLICTS WITH OTHER PROVISIONS.

When a provision of this chapter conflicts with any other provision of the Elgin Municipal Code regulating the same subject matter, either as presently adopted or to be adopted or amended in the future, the more stringent or restrictive provision shall apply."

Section 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance be and are hereby repealed.

Section 4. That this ordinance shall be in full force and effect immediately after its passage in the manner provided by law."

s/ David J. Kaptain

David J. Kaptain, Mayor

Presented: March 26, 2025

Passed: March 26, 2025

Omnibus Vote: Yeas: 9 Nays: 0

Recorded: March 26, 2025

Published: March 26, 2025

Attest:

s/ Kimberly Dewis

Kimberly Dewis, City Clerk