

Proposed Building Code Upgrades – (Clean) As Approved by Village Board - 082222

TITLE 3 - BUSINESS REGULATIONS

Chapter 40 HOTELS

3-40-1. Intent and purpose.

The purpose of this chapter is to promote the health, safety and welfare of the hotel occupants, Village residents, and the general public by providing for the licensing to own and operate hotel properties, buildings, and rental units, and to require the periodic inspection of the premises to ensure it meets the minimum standards established by this chapter, this Code, Glen Ellyn ordinances, the DuPage County code of ordinances, and state and federal laws, rules, and regulations pertaining to hotel properties.

(Ord. 6163, 9-9-2013)

3-40-2. Definitions.

COOKING FACILITIES: A kitchen within a rental unit that includes a sink fixture, cooking appliance, and refrigeration appliance and meets the minimum area and workspace requirements specified for a dwelling unit in the ICC International Building Code currently adopted by the Village.

EXTENDED STAY RENTAL UNIT: A space within a hotel intended and designed for temporary occupancy containing a living and sleeping area, and sanitation and cooking facilities and the rental agreement includes a rental rate generally for five days or longer.

HOTEL: Any hotel, motel, inn, or other commercial building containing transient and extended stay units rented for a limited period and designed, intended, or used for temporary living and sleeping purposes and provided with housekeeping services, utilities and on site parking.

HOTEL LICENSE: A document issued, and annually renewed, by the Village of Glen Ellyn that permits the operation of a hotel within the Village limits.

MANAGER AND/OR OPERATOR: Any person, whether in the capacity of owner, lessee, receiver, sublessee, franchisee, mortgagee, or agent, who manages the business operations of any hotel and may assign units, offer and collect rents, control access to units, directs employees, or oversees security and maintenance of the property.

OWNER: Any person, agent, firm, or corporation having a legal or equitable interest in the property, or holding title to the property, or otherwise having control of the property, including the guardian, executor or administrator of the estate of such person. The owner shall be responsible for the conduct of the Manager and all employees while on the premises, and any act or omission of the manager or any employee constituting a violation of the provisions of this chapter or other applicable laws shall be deemed the act or omission of the owner for the purpose of determining whether the hotel license shall be renewed, suspended, or revoked.

SANITATION FACILITIES: A bathroom within a rental unit that includes a water closet, lavatory, and bathtub or shower that meets the minimum requirements specified in the ICC International Residential Code currently adopted by the Village.

TRANSIENT RENTAL UNIT: A space intended and designed for temporary occupancy containing a living and sleeping area and sanitation facilities and the rental agreement includes a daily occupancy and rental rate.

(Ord. 6163, 9-9-2013)

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3-40-3. License required.

- (A) It shall be unlawful to rent transient or extended stay rental units for occupancy and operate a hotel within the Village limits without a hotel license issued by the Village of Glen Ellyn to the current property owner. A separate license shall be required for each hotel property with no exception for hotel properties under common ownership or management. The following properties are exempt from these license requirements:
1. Condominiums as declared under the Illinois Condominium Act.
 2. Apartments generally designed and intended for a continuous occupancy of six months or more, where actual unit utility costs are charged to the occupant and where unit housekeeping services are not provided.
 3. Assisted living homes, nursing homes, long term care facilities, convalescent homes, or other facilities providing care to persons with mental health or developmental disabilities and licensed under state law.
 4. Properties owned and managed by governmental housing authorities.
 5. Single-family and two-family (duplex) dwellings and townhomes.

(Ord. 6163, 9-9-2013)

3-40-4. License application.

An application for a hotel license shall be filed in accordance with sections 3-1-2, 3-1-3, and 3-1-4 of this title and with the Community Development Director.

(Ord. 6163, 9-9-2013; Ord. 6674, 2-25-2019)

3-40-5. License investigation and inspection.

An investigation and inspection of the property is required upon receipt of a hotel license application and shall be completed in accordance with sections 3-1-5 and 3-1-12 of this title. The application of a hotel license shall constitute, but not be limited to, the consent of the applicant and owner to an investigation and inspection of the entire premises including, but not limited to, all rental units, common areas, and service, equipment and storage spaces within buildings, building exteriors, the roof, and the site, at reasonable times by Code Enforcement Officers, Building Inspectors, Sanitarian Inspectors, Fire Inspectors, or other authorities with jurisdiction for the purpose of determining compliance with the provisions of all applicable codes, ordinances, laws, rules, and regulation pertaining to hotel properties.

(Ord. 6163, 9-9-2013)

3-40-6. License fee.

The hotel license fees shall be paid in accordance with section 3-1-6 of this title. The hotel license application fee and each annual hotel license renewal fee shall be \$300.00 plus \$10.00 for each rental unit on the property. These fees include one inspection and one reinspection of all required corrective work. Additional reinspections may be required until all corrective work is complete and approved and a reinspection fee of \$100.00 shall be charged for each additional reinspection after the first reinspection. The annual hotel license fee is due and shall be paid if the annual investigation and inspection is not completed under the exception permitted in subsection 3-40-11(B) of this chapter.

(Ord. 6163, 9-9-2013)

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3-40-7. License issuance.

After receipt of all required information, approval of all investigations and inspections, and payment of the applicable fee, a hotel license will be issued to the hotel owner. The issuance of a hotel license may be denied if one or more of the following conditions exists:

- (A) The manager or owner failed to supply all of the information requested and required to act on the application.
- (B) The manager or owner gave materially false, fraudulent or untruthful information on the application.
- (C) The manager or owner has not fully complied with provisions in this chapter or any other federal, state or local laws and regulations affecting the conduct of business or the health and safety of the hotel occupants and the public.
- (D) The manager or owner has had a license revoked pursuant to the provisions of this chapter for the same business or same type of business.
- (E) The manager or owner is not at least 21 years of age.
- (F) The manager or owner has been convicted of a felony within the last ten years or any criminal offense involving a crime or moral turpitude within the last ten years.
- (G) The manager or owner is delinquent on any debt owed to the Village.
- (H) The premises are not in a clean, sanitary and safe condition.
- (I) The manager or owner knowingly allowed criminal activity to occur on the premises and failed to take corrective action or failed to contact enforcement officials.
- (J) The property is found upon investigation and inspection to be not in compliance with all provisions of this chapter and all other applicable Village Codes, ordinances, rules and regulations, and the laws of the State of Illinois.

(Ord. 6163, 9-9-2013)

3-40-8. Posting of documents.

The hotel license shall be posted in accordance with section 3-1-14 of this title and the following additional information must also be posted:

- (A) Rental unit rates, that may include a range of rates, shall be posted in a prominent location in all rental units and occupants shall not be charged in excess of the posted rates.
- (B) Emergency telephone numbers and addresses of the Village of Glen Ellyn Police Department, Building Division, and Fire Company shall be posted in a prominent location in all rental units and in public reception areas.

(Ord. 6163, 9-9-2013)

3-40-9. Occupancy requirements.

- (A) It shall be unlawful for any person to occupy a transient rental unit(s) for more than 60 days within any six month period except as follows:
 1. Where there is a written contract or document between a hotel and a business, corporation, firm, individual or government agency to house employees or individuals;
 2. Where there is written employer confirmation that the occupant is employed and engaged in local business that requires his personal attendance for an extended period;

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3. Where there is a written contract between the hotel and a governmental, charitable or insurance agency to house families in crisis who are receiving temporary housing assistance from said governmental, charitable or insurance agency; or
 4. Where the Building and Zoning Official authorizes in writing, after consultation with the Director of Community Development, a stay for up to 90 days to prevent residents from becoming homeless. In the event that appropriate alternative housing cannot be provided within 90 days, the period may be extended by the Building and Zoning Official.
- (B) It shall be unlawful for any person to occupy an extended stay rental unit(s) for more than 365 days within any two-year period.
- (C) In the event any persons occupy a rental unit for more than the maximum number of days permitted in subsection (A) or (B) of this section, the manager or owner shall diligently pursue all appropriate and legal actions required to evict such persons from the rental unit.
- (D) It shall be unlawful for the owner or manager to allow occupancy of a rental unit to a person under a different or fictitious name to avoid the occupancy requirements.
- (E) The owner or manager shall maintain an accurate and complete register of each rental unit for not less than two years and make the register available to Village officials upon request at any reasonable time. The register shall include the following information:
1. The name and permanent address of the person renting the unit.
 2. The dates of occupancy including check in and check out times and room number.
 3. A driver's license number or vehicle registration number, state of registration, and make and model of any vehicle operated on hotel property.
 4. The name of each person occupying the rental unit.
 5. The amount of the bill and method of payment.
- (F) The owner or manager shall not knowingly rent, allow, or permit any unit or space on the premises to be used for any illegal purpose including, but not limited to:
1. Prostitution activities.
 2. Gambling activities.
 3. Drug use, sale, or manufacturing.
- (G) It shall be unlawful for an owner or manager to rent or permit occupancy of a rental unit to a person less than 18 years of age.
- (H) It shall be unlawful for an owner or manager to rent or permit occupancy of a rental unit to a person more than once within any 24-hour period except with a prior reservation and a necessary business purpose.
- (I) It shall be unlawful for an owner or manager to permit the person renting the unit to sublease, sublet, or otherwise allow the use of the rental unit to persons other than the registered occupants.
- (Ord. 6163, 9-9-2013; Ord. 6674, 2-25-2019)

3-40-10. Property requirements.

- (A) The hotel premises shall comply with all provisions of this Code, Glen Ellyn ordinances, the DuPage County code of ordinances, and all state and federal laws, rules, and regulations pertaining to hotel properties.

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- (B) The hotel premises shall be maintained in a clean, sanitary, and safe condition and areas accessible to rental unit occupants and the public shall be safely illuminated at all times they are open to use.
- (C) The hotel premises shall be heated by space heating systems capable of maintaining a minimum temperature of not less than 65 degrees Fahrenheit when the outdoor temperature is above zero degrees Fahrenheit, and 60 degrees Fahrenheit when the outdoor temperature is below zero degrees Fahrenheit, in all common areas and habitable spaces including rental unit living and sleeping areas, kitchens, and bathrooms. Occupancy is prohibited in any rental unit where the minimum temperature is not continually maintained.
- (D) Every rental unit shall be provided with housekeeping services each day they are occupied, and daily cleaning schedules shall be generated and used to ensure that clean and sanitary conditions are maintained. Daily cleaning schedules for the prior 30 days shall be retained and made available to Village officials upon request at reasonable times. Any occupant may decline some or all housekeeping services.
- (E) The owner or manager shall be responsible to provide housekeeping services and to maintain, or cause to be maintained, the following conditions in all rental units:
 - 1. Mattresses shall be free of stains, holes, rips or odors in excess of normal wear and tear, and maintained in a sanitary nondefective structural condition.
 - 2. Bedding shall be free of stains, holes, rips or odors in excess of normal wear and tear and shall be cleaned or replaced upon a change of occupancy and each day the rental unit is occupied unless otherwise requested by the occupant. Bedding shall be cleaned with appropriate sanitizing products and methods to ensure disinfection.
 - 3. Bath towels, cloths and mats shall be free of stains, holes, rips or odors in excess of normal wear and tear and shall be cleaned or replaced upon a change of occupancy and each day the rental unit is occupied unless otherwise requested by the occupant. Bath towels, cloths and mats shall be cleaned with appropriate sanitizing products and methods to ensure disinfection.
 - 4. Bathroom fixtures shall be maintained without cracks, chips, or stains. Floors and fixtures shall be cleaned with appropriate sanitizing products and methods to ensure disinfection each day the rental unit is occupied or at least once a week when occupancy does not change.
 - 5. Carpets shall be free of stains, holes, rips or odors in excess of normal wear and tear and shall be vacuumed clean each day the unit is occupied and maintained in a sanitary, nondefective condition.
 - 6. Floor surfaces other than carpeting shall be made of nonabsorbent material and all surfaces and tile grout shall be maintained without cracks, rips, or missing elements.
 - 7. Wall surfaces shall be maintained without spots, stains, flakes, chips, holes, etc., and be maintained in a clean and sanitary condition.
 - 8. All floor, wall and ceiling surfaces, windows, shower curtains and doors, appliances, fixtures, and furnishings shall be maintained free of mold, mildew, or decay.
 - 9. All appliances, equipment, and furnishings including electrical receptacles, smoke alarms, fire detectors, televisions, and lighting fixtures, shall be maintained in complete and proper operating condition.
 - 10. All window treatments including drapes, blinds and shades shall be sized to cover the entire window, made of opaque material, and maintained in proper operating and sanitary condition without stains, holes, rips or odors in excess of normal wear and tear.
 - 11. All operable windows shall be provided with insect screens properly secured in their frame, free from holes and rips, and in proper operating condition.

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12. The entry door to every rental unit shall be provided with a view port or window that allows the occupant to see the area immediately outside the unit.
 13. The entry door to every rental unit shall be provided with a security lock and maintained in complete and proper operating condition.
 14. All rental units shall be maintained free of rodents, insects and vermin infestation and free from conditions that encourage or harbor rodents, insects, and vermin and comply with the applicable provisions for pest elimination in the currently adopted ICC International Property Maintenance Code.
- (F) No cooking activity or appliance shall be permitted within a transient rental unit except a coffeemaker and a microwave oven is permitted when operated in accordance with the product manufacturer's requirements.
- (G) The owner shall provide pest extermination services as necessary to rid a unit or the premises of pest infestations and shall keep a record of the type of service, the service provider, and the date and location where the service was performed. This record shall be made available to Village officials upon request at reasonable times. In the event a pest infestation is a hazard to public health, as determined by Village officials, the occupants shall be ordered to vacate the unit or premises and the occupancy shall be temporarily revoked until the unit or premises are brought into compliance.
- (H) If the owner or the manager fails to abate or correct existing conditions that are in violation of the provisions of this chapter or other applicable laws after due notice is given and reasonable opportunity is afforded, the Village may take the necessary and required actions to correct violations to protect the health, safety and welfare of the public. Costs for any abatement performed by, or on behalf of the Village, including the cost of Police services provided and including the relocation of occupants of the property, shall be recoverable by the Village. Expenses incurred by the Village pursuant to this chapter shall be charged to the owner of the property on which the work is done or improvements made, or charged against the real estate and attached as a lien.
- (I) A rental unit may not be used for any purpose other than temporary living and sleeping purposes, and no rental unit shall become unavailable for use or allowed to remain uninhabitable unless the rental unit is in the process of construction, alteration, repair, redecoration, extermination, evacuation, occupancy revocation, or similar activity, and prompt and effective efforts are made to restore the rental unit to habitable and usable conditions.

(Ord. 6163, 9-9-2013)

3-40-11. Property investigations and inspections.

All investigations and inspections of hotel properties by the Village of Glen Ellyn shall be conducted in accordance with sections 3-1-5 and 3-1-12 of this title and as follows:

- (A) An annual property investigation and inspection shall be conducted of the entire premises including, but not limited to, five percent of all rental units but not less than two, common areas, and service, equipment and storage spaces within buildings, all building exteriors, and the site, at reasonable times by Village representatives for the purpose of determining compliance with the provisions of all applicable codes, ordinances, laws, rules, and regulation pertaining to hotel properties. In the event that numerous code violations are discovered during inspection of the random sampling of dwelling units, the Building Official shall be authorized to increase the number of units that shall be inspected until such time as compliance is reasonably assured.
- (B) An annual property investigation and inspection shall not be conducted the year following an annual property investigation and inspection that resulted in an inspection report listing no violations of the requirements of this chapter or other applicable codes and regulations.

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- (C) The owner or manager shall receive an inspection report from a Village representative that identifies any discovered violations and determines a reasonable date for reinspection by which time the violations must be corrected.
- (D) Special inspections of the premises may be conducted upon receipt of a complaint from any person, occupant, or any authority with jurisdiction, or if there is probable cause that any person or portion of the premises may be in violation of the provisions of this chapter or any applicable law. With reasonable prior notice and upon presentation of proper identification to a rental unit occupant, a Village representative may enter a rental unit with the occupant's permission and conduct an inspection. In the event entry is denied, the Village of Glen Ellyn may revoke occupancy and order the rental unit to be vacated or pursue other remedies provided by law to gain entry.
- (E) In cases of emergency, where a Village representative has reasonable cause to believe an extreme hazard exists which is known to cause imminent injury to a person, loss of life, or severe property damage, and upon presentation of proper identification, the Village representative may enter any space or occupied rental unit without permission.
- (F) No vacant rental unit may be rented to or occupied by any person until any and all violations identified on an inspection report have been corrected, reinspected and approved by the Village of Glen Ellyn.
- (G) Upon request from the owner or manager, and after the work necessary to correct all violations has been completed, inspected and approved, a Village representative shall issue to the owner or manager written confirmation that the violations identified in the inspection report have been corrected. This written confirmation does not represent, insure, warrant, or guaranty to any owner, manager, lessor, agent, attorney, lender, or insurer that no other violations exist or that the inspection report includes all existing violations at the time of inspection.

(Ord. 6163, 9-9-2013)

3-40-12. Nuisances.

A hotel shall be operated in a manner that does not cause a nuisance in accordance with section 3-1-11 of this title. The owner and manager shall not rent or permit the use of a building or premises for any business, pleasure or recreation which, by its boisterous nature, disturbs or destroys the peace of a neighborhood or is dangerous or detrimental to health.

(Ord. 6163, 9-9-2013)

3-40-13. License termination and renewal.

A hotel license shall terminate 12 months after the date of issuance unless the required hotel license renewal fee is received prior to the termination date. No hotel license renewal shall be issued unless the annual investigation and inspection has been completed and approved, or unless the annual investigation and inspection has been deferred as permitted in subsection 3-40-11(B) of this chapter.

(Ord. 6163, 9-9-2013)

3-40-14. License transfer.

A hotel license shall not be transferable or assignable from one person, firm, partnership, corporation or entity to another person, firm, partnership, corporation or entity. A hotel license shall be purely a personal privilege and shall not constitute property, nor shall it be subject to attachment, garnishment or execution.

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(Ord. 6163, 9-9-2013)

3-40-15. License suspension, revocation or denial.

A hotel license may be suspended or revoked and a license application may be denied as determined by the Community Development Director for failure to meet the requirements and conditions specified in this chapter, this Code, or any applicable rules and regulations established by other agencies with jurisdiction. The hotel license owner or applicant shall be given written notice specifying the reasons and cause for suspension, revocation or denial. In the case of suspension, the written notice shall specify the period of suspension and the conditions on which the license suspension can be withdrawn upon remedial action taken by the owner. The owner or applicant may appeal the Community Development Director's decision to suspend, revoke or deny a hotel license.

(Ord. 6163, 9-9-2013; Ord. 6674, 2-25-2019)

3-40-16. Appeals.

Any person may contest or dispute the Community Development Director's decision to suspend, revoke or deny a hotel license by requesting an administrative hearing in accordance with the procedures and requirements specified in title 1, chapter 11 of this Code.

(Ord. 6163, 9-9-2013; Ord. 6674, 2-25-2019)

3-40-17. Violation penalties.

The penalty for failing to pay the hotel license renewal fee shall be in accordance with section 3-1-15 of this title.

(Ord. 6163, 9-9-2013)

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TITLE 4

BUILDING REGULATIONS

Chapter 1 BUILDING CODE

4-1-1. Short title.

This chapter shall be known as and may be called the Building Code of Glen Ellyn.

(Ord. 3129, 8-26-1985, eff. 10-1-1985)

4-1-2. Purpose.

The purpose of this chapter is to:

- (A) Prescribe the strength and manner of constructing all buildings, structures and their accessories and of the construction of fire escapes thereon;
- (B) Adopt the provisions, as amended herein, of the 2018 ICC International Building Code;
- (C) Adopt the provisions, as amended herein, of the 2018 ICC International Mechanical Code;
- (D) Adopt the provisions, as amended herein, of the 2018 ICC International Residential Code;
- (E) Adopt the provisions, as amended herein, of the 2018 ICC International Energy Conservation Code;
- (F) Adopt the provisions, as amended herein, of the 2018 ICC International Property Maintenance Code;
- (G) Adopt the provisions, as amended herein, of the 2018 ICC International Fuel Gas Code;
- (H) Adopt the provisions of the 2010 Americans with Disabilities Act;
- (I) Adopt the provisions of the State of Illinois Accessibility Code;
- (J) References:
 - 1. Whenever the ICC International Codes reference the ICC Electrical Code, the provisions of the currently adopted NFPA 70 National Electrical Code shall apply.
 - 2. Whenever the ICC International Codes reference the ICC Plumbing Code, the provisions of the currently adopted IDPH Illinois Plumbing Code shall apply.
 - 3. Whenever the ICC International Codes reference the ICC existing Building Code, the provisions of the currently adopted ICC International Codes shall apply.

(Ord. 5214, 12-15-2003, eff. 3-1-2004; Ord. 5995, 5-14-2012, eff. 6-1-2012; Ord. 5996, 1-30-2012, eff. 3-1-2012)

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4-1-6. Adoption of Building Code.

- (A) The 2018 ICC International Building Code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Building Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Building Code, are hereby deleted, modified, and amended as follows:
1. Amend Section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the Building Code of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Amend Section 101.4.7. to read as follows:
101.4 Existing Buildings. Within this Code, delete all references to the International Existing Building Code.
 3. Amend Section 101.4.3 to read as follows:
101.4.3 Plumbing. With the exception of Section 1502, wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois, and delete the reference to the International Private Sewage Disposal Code.
 4. Delete Section 105.1.1 in its entirety and substitute the following:
105.1.1 Site Development Permit. The Building Official is authorized to issue a site development permit for site clearing, rough grading, excavation, trenching, footings, foundation walls, underground utilities and temporary power and facilities after submittal and approval of applicable construction documents, approved site inspections, and payment of all applicable fees and deposits, subject to the provisions of Section 107.3.3 of this Code.
 5. Delete Section 105.1.2 in its entirety.
 6. Delete Section 105.2 in its entirety and substitute the following:
105.2 Work Exempt from Permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:
 - (a) Property:
 - (1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the tree preservation ordinance and the disturbed area does not exceed 300 square feet.
 - (2) Paving work to add new, or replace existing, impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.
 - (3) Grade changes, excavation or fill provided the disturbed site area does not exceed 300 square feet and the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the

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requirements of the Countywide Stormwater & Flood Plain Ordinance of DuPage County, IL.

- (4) Retaining walls that do not exceed eight inches in height provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the countywide stormwater and flood plain ordinance of DuPage County, IL.
 - (5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings, that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.
- (b) Buildings and structures:
- (1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this Code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.
 - (2) Placement of free-standing partitions, fixtures, cases, racks, counters, or furnishings not to exceed five feet nine inches in height.
 - (3) Minor electrical repairs including lamp, receptacle and breaker replacement or the removal of existing and installation of equivalent new electrical fixtures at existing electrical outlets.
 - (4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy, except alarm systems.
 - (5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps and motors that do not alter approval of the equipment or make it unsafe.
 - (6) Installation of portable electrical or mechanical equipment with cord and plug electrical connections.
 - (7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing water supply, drain, waste or vent outlets.
 - (8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20 percent of the total roof or wall area.
7. Amend Section 105.3 item 6 to read as follows:
6. Be signed by the applicant and by the property owner(s), including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.
8. Amend Section 105.3 item 7 to read as follows:
7. Give such other data and information as required by the Building Official including:
- a. Name(s) and address(s) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.
 - b. Signed copy of contract for construction indicating scope of work and overall project and/or hard cost of all work to be performed.
9. Amend Section 105.5 to read as follows:

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105.5 Expiration. A permit for commercial buildings, structures, and site improvements is valid for eighteen (18) months after its issuance. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, subject to payment of administrative fees in accordance with Section 109.2. The extension shall be requested in writing and justifiable cause demonstrated.

10. Amend Section 105.7 to read as follows:

105.7 Placement of Permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.

11. Amend Section 107.1 to read as follows, the exception shall be retained:

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in four or more sets with each permit application or revised submittal. The construction documents shall be prepared by an Illinois registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a licensed Illinois registered design professional.

12. Delete Section 107.2.2 in its entirety and substitute the following:

[A] 107.2.2 Fire protection system submittal documents.

1. A building permit for a building that requires a fire suppression system shall not be issued without the submission and subsequent approval of a technical submission prepared and sealed by a licensed design professional. The technical submission shall consist of designs, drawings and specifications that establish the scope of the work and standards of quality for materials, workmanship and equipment and the construction systems, studies and other technical reports as determined necessary by the Building Official and prepared in the course of a design professional's practice.
2. After permit issuance, and prior to the rough framing inspection being performed, shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall be signed and sealed by a licensed professional engineer or by a technician who holds a valid NICET level 3 or 4 certification. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

13. Add new Section 107.2.9 to read as follows:

107.2.9 Site management plan. All permit applications for construction of new buildings, and additions or alterations to existing commercial buildings shall include a site management plan to indicate the following minimum information:

- a. The property drawn to a scale of not less than 1-inch equals 20 feet.
- b. Existing buildings and structures to be removed or retained.
- c. All easements, existing utility lines, well and septic systems on the subject property and all adjacent parkways and property within 20 feet.
- d. Trees on the subject property, adjacent parkway and within 15 feet on adjacent properties in accordance with the Village's Tree Preservation Ordinance.

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- e. Protective tree fencing, and perimeter safety fencing with key box at points of entry, pedestrian walkways, barriers, and barricades.
 - f. Erosion control measures to prevent erosion on site and maintain the public storm sewer free of dirt and debris from the site.
 - g. Means of primary ingress/egress from the public ways to the site and points for emergency access, vehicle and pedestrian traffic control devices and measures, on-site and off-site parking areas, and construction traffic patterns through the Village.
 - h. Temporary areas for the storage or staging of debris, soil, construction trailer, construction materials, construction equipment, portable toilets, and dumpsters.
 - i. Portable toilets, dumpsters and refuse container locations.
 - j. Source of construction water.
 - k. Location of temporary construction signs.
 - l. Location and type of fire protections measures including portable fire extinguishers, building standpipe and building fire department connection.
 - m. Details and location of physical means of protection of adjacent properties.
 - n. Other information deemed necessary by the Building Official to ensure protection of adjacent properties, the public right-of-way and the general public.
 - o. Timelines for blockage or closure of public rights-of-way to accommodate equipment staging, deliveries, work within the rights-of-way, or other construction activities, if applicable.
14. Add new Section 107.2.10 to read as follows:
- 107.2.10 Fire Safety Plan.* As required by the Building and Zoning Official, the construction documents shall include, at a minimum, the following information:
- 1. Dimensioned floor plan indicating the following minimum information:
 - a. Exit access travel path and distance in accordance with Section 1017.3.
 - b. Location of any fire-resistance-rated walls, shaft enclosures and smoke curtains and partitions, with the fire-rating indicated.
 - c. Fire rating of all opening protectives in accordance with Section 716.
 - 2. UL Design numbers and details for all fire-resistance joint systems and penetrations of fire-rated assemblies.
 - 3. UL Design numbers and details for all fire-rated wall and shaft enclosure assemblies.
15. Amend Section 109.4 to read as follows:
- 109.4 Work Commencing Before Permit Issuance.* Any person who commences any work on a site, building or structure, or on any electrical, gas, mechanical, fire protection or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 200% of the building permit fee.
16. Add Section 109.7 to read as follows:
- 109.7 Work Exceeding Scope of Permit Issued.* Any person who commences any work on a site, building or structure, or on any electrical, gas, mechanical, fire protection or plumbing system in excess of the scope of work for which a permit has been issued shall be subject to an additional fee of 300% of the building permit fee.

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17. Amend Section 110.6 to read as follows:

110.6 Approval required. All projects will be afforded an initial and one re-inspection of the work in place for each required inspection. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building and Zoning Official or his/her designee. The Building and Zoning Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building and Zoning Official. All work shall be re-inspected until code compliance is achieved. Re-inspections required beyond the first two, or a contractor's failure to attend a scheduled inspection, will be billed to the contractor in accordance with Section 109.2.

18. Delete Section 111.2 in its entirety and substitute the following:

111.2 Certificate Issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other laws, the Building Official shall issue a certificate of occupancy that contains the following:

1. The address of the structure.
2. The name and address of the owner.
3. A description of the portion of the building for which the certificate is issued.
4. The use and occupancy of the portion of the building for which the certificate is issued.
5. Any special stipulation and conditions of the building permit.
6. The name of the Building Official.

19. Amend Section 111.3 to read as follows:

111.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely and subject to payment of administrative fees in accordance with Section 109.2. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

20. Amend Section 113.1 to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code, there shall be a Building Board of Appeals. The structure, responsibilities and procedures of the Building Board of Appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

21. Delete Section 113.3 in its entirety.

22. Amend Section 202 to add the definition of Co-working Facility to read as follows:

CO-WORKING FACILITY. A facility having more than (10) persons on site at any time, and in which food and/or drink consumption occurs as part of the stated business plan before, during or after normal business hours shall be classified as a Group A-2 occupancy.

23. Delete Section 202 definition Historic Buildings in its entirety and substitute the following:

Historic Buildings: Buildings that are listed in the National Register of Historic Places, or designated as historic under appropriate state law, or buildings, structures, works of art, or other objects surveyed

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- and identified as having historic or architectural significance by the Historic Preservation Commission in accordance with Glen Ellyn Village Code, Chapter 13.
24. Amend Section 202 to delete the definition of Relocatable Building.
25. Amend Section 304.1 to add the following use under Business Group B:
Co-working Facility
26. Amend Section 406.3.2.1 to read as follows:
406.3.2.1 Dwelling unit separation. The attached private garage that shares a common wall with a dwelling unit, or the detached private garage that is within 20 feet of a dwelling unit, shall be separated from a dwelling unit and its attic area by means of a minimum ½-inch gypsum board applied to all walls and ceilings in the garage. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than ⅝-inch Type X gypsum board or equivalent. All joints shall be flat taped. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1-3/8 inches thick, or doors in compliance with Section 716.2.2.1 with a fire protection rating of not less than 20 minutes. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.
27. Add Section 429 to read as follows:
429 Existing Buildings
28. Add new S-section 429.1 to read as follows:
429.1 Fire Protection Improvements. All exposed combustible framing members, combustible voids or similar spaces throughout an existing building or structure shall be covered with five-eighths (5/8") inch type X gypsum board, or provided with equivalent protection, when any addition to the building or structure is constructed that exceeds \$15,000 in hard cost and the building or structure is not equipped throughout with an approved fire sprinkler system.
29. Add new Section 429.2 to read as follows:
429.2 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%:
1. All improvements included in Section 429.13403.5.
 2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
 3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
 4. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
 5. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
 6. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.

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7. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.
Exception: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.
30. Add new Section 429.3 to read as follows:
429.3 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%:
 1. All improvements included in Section 429.2.
 2. The existing building or structure on the property shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.
31. Add new Section 429.4 to read as follows:
429.4 Fire Protection Improvements. All exposed combustible framing members, combustible voids or similar spaces within an existing building or structure without fire sprinklers shall be covered with five-eighths (5/8") inch type X gypsum board, or provided with equivalent protection, when the existing exterior wall and roof surface area is structurally altered, or when interior remodeling work is completed, that exceeds \$15,000 in hard cost.
32. Add new Section 429.5 to read as follows:
429.5 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when over 50% of the existing exterior wall and roof area is structurally altered or when interior remodeling work exceeds \$100,000 in hard cost:
 1. All improvements included in Section 429.4.
 2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
 3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
 4. Provide an overhead sanitary service line and ejector pump in accordance with current standards, codes and ordinances.
 5. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
 6. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
 7. Repair damaged or disturbed parkway grades and provide or restore parkway groundcover where no ground is established.
Exception: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply

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with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

33. Add new Section 429.6 to read as follows:

429.6 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when over 75% of the existing exterior wall and roof area is structurally altered:

1. All improvements included in Section 429.5.
2. The existing building and structure on the property shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.

34. Add new Section 429.7 to read as follows:

429.7 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure:

1. All improvements included in Section 429.5.
2. The remodeled area shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.

35. Amend Section 508.3.3 to add Exception 3 to read as follows:

3. Walls separating tenant spaces within Group B and M occupancies shall be constructed as fire partitions in accordance with Section 708.

36. Delete Table 508.4 in its entirety, replace with the following table and maintain all footnotes:

| TABLE 508.4 | | | | | | | | | | | | | | | | | | | | |
|--|------|----|-----------------------------|----|-----|----|----------------|----|---------------------------|----------------|------------------------------|----|-----|----|-----|----|----------------|----|-----|----|
| REQUIRED SEPARATION OF OCCUPANCIES (HOURS) | | | | | | | | | | | | | | | | | | | | |
| OCCUPANCY | A, E | | I-1 ^a , I-3, I-4 | | I-2 | | R ^a | | F-2, S-2 ^b , U | | B ^e , F-1, M, S-1 | | H-1 | | H-2 | | H-3, H-4 | | H-5 | |
| | S | NS | S | NS | S | NS | S | NS | S | NS | S | NS | S | NS | S | NS | S | NS | S | NS |
| A, E | N | N | 1 | 2 | 2 | NP | 1 | 2 | N | 1 | 1 | 2 | NP | NP | 3 | 4 | 2 | 3 | 2 | NP |
| I-1 ^a , I-3, I-4 | | | N | N | 2 | NP | 1 | NP | 1 | 2 | 1 | 2 | NP | NP | 3 | NP | 2 | NP | 2 | NP |
| I-2 | | | | | N | N | 2 | NP | 2 | np | 2 | NP | NP | NP | 3 | NP | 2 | NP | 2 | NP |
| R ^a | | | | | | | N | N | 1 ^c | 2 ^c | 1 | 2 | NP | NP | 3 | NP | 2 | NP | 2 | NP |
| F-2, S-2 ^b , U | | | | | | | | | N | N | 1 | 2 | NP | NP | 3 | 4 | 2 | 3 | 2 | NP |
| B ^e , F-1, M, S-1 | | | | | | | | | | | 1 | 1 | NP | NP | 2 | 3 | 1 | 2 | 1 | NP |
| H-1 | | | | | | | | | | | | | N | NP | NP | NP | NP | NP | NP | NP |
| H-2 | | | | | | | | | | | | | | N | NP | 1 | NP | NP | 1 | NP |
| H-3, H-4 | | | | | | | | | | | | | | | | | 1 ^d | NP | 1 | NP |
| H-5 | | | | | | | | | | | | | | | | | | | N | NP |

37. Delete Section 706.6 exception 4 in its entirety.
38. Delete Section 902 Definitions in its entirety.
39. Delete Section 903 Automatic Sprinkler Systems in its entirety.
40. Delete Section 904 Alternative Automatic Fire-Extinguishing Systems in its entirety.
41. Delete Section 905 Standpipe Systems in its entirety.
42. Delete Section 906 Portable Fire Extinguishers in its entirety.
43. Delete Section 907 Fire Alarm and Detector Systems in its entirety.
44. Delete Section 908 Emergency Alarm Systems in its entirety.
45. Delete Section 910 Smoke and Heat Removal in its entirety.

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46. Delete Section 911 Fire Command Center in its entirety.
47. Delete Section 912 Fire Department Connections in its entirety.
48. Delete Section 913 Fire Pumps in its entirety.
49. Delete Section 914 Emergency Responder Safety Features in its entirety.
50. Add new Section 1015.4.1 to read as follows:

1015.4.1 Cable rails. The spacing between centerlines of adjacent cables serving as infill for guard and handrail systems shall be not more than 3 inches on center.
51. Add new Section 1016.3 to read as follows:

1016.3 Egress past commercial kitchens. The path of egress within restaurants, cafeterias and similar dining facilities shall not pass unprotected kitchen openings such as doors or food service counters in areas where cooking occurs.
52. Amend Section 1102.1 to read as follows:

1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with the stricter requirements of this code, ICC A117.1, and any applicable State or Federal Act or Code regulating construction for accessibility.
53. Add Sections 1106.8, 1106.8.1, and 1106.8.2 to read as follows:

1106.8 Electric vehicle charging stations. At least one parking stall for every twenty-five (25), or fraction thereof designated for use for charging of electric vehicles shall be constructed as accessible parking spaces.

1106.8.1 Access aisles. Access aisles shall be provided at electric vehicle charging stations in accordance with requirements set forth in the Illinois Accessibility Code for access aisles at parking stalls.
54. Add Section 1208.1.1 to read as follows:

1208.1.1 Minimum clear height. The clear height within a crawl space shall be a minimum of 36 inches to the underside of framing members, ductwork, or pipes.
55. Add new Section 1203.2 to read as follows:

1203.2 Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either express or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 15 to maintain a room temperature of not less than sixty five degrees Fahrenheit (65°F) (18°C), in all habitable spaces, bathrooms and toilet rooms at a point 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

Exception: When the exterior temperature falls below zero degrees Fahrenheit (0°F) (-18°C) and the heating system is operating at its full capacity, a minimum room temperature of sixty degrees Fahrenheit (60°F) (16°C) shall be maintained at all times.
56. Amend Section 1407.4 to read as follows:

1407.4 Weather Resistance. EIFS shall comply with Section 1403 and shall be designed and constructed to resist wind and rain in accordance with this Section and the manufacturer's application instructions and include the installation of a drainage medium layer incorporated into the system as specified by the product manufacturer.
57. Amend Section 1407.5 to read as follows:

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1407.5 Installation. Installation of EIFS with drainage shall be in accordance with the EIFS manufacturer's instructions and completed by trained and qualified installers. A copy of the installer's current certification as an EIFS mechanic, issued by the Association of the Wall and Ceiling Industry, or other certification, must be submitted with the permit application for approval by the Building Official.

58. Amend Section 1502.1 to read as follows:

1502.1 General. Design and installation of roof drainage systems shall comply with Sections 1502, 1513, 1514 and 1515 of this Code.

59. Amend Table 1505.1 to reads as follows and delete the footnotes:

| | | | | | | | | |
|----|----|-----|-----|------|------|----|----|----|
| IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
| B | B | B | B | B | B | B | B | B |

60. Add new Section 1511.3.1.2 to read as follows:

1511.3.1.2 Core samples. All roof recovering projects shall be subject to inspection of a test core performed on the exiting roof to verify the number of existing roofing layers does not exceed one prior to the issuance of a permit for the work,

61. Amend Section 1604.8.3 to read as follows:

1604.8.3 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal nor shall such attachment be made to any masonry veneer. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:

1. The reactions resulting from the dead load and live load specified in Table 1607.1 and Section 1604.8.3.1, or the snow load specified in Section 1608, in accordance with Section 1605 and the lateral design load specified in Section 1604.8.3.1, acting on all portions of the deck.
2. The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on the cantilevered portion of the deck, and no live load specified in Section 1608 or snow load on the remaining portion of the deck. The lateral design load specified in Section 1604.8.3.1 shall be applied to all portions of the deck.

62. Add Section 1604.8.3.1 to read as follows:

1604.8.3.1 Lateral load on decks. The lateral design live load for decks shall include the wind load determined in accordance with Section 1609 plus a simultaneously applied minimum horizontal live load of 10 pounds per square foot distributed over the walking surface of the deck and stair treads. The horizontal live load shall be assumed to act in the same direction as the wind. Framing member connections and connections to the principle structure shall be design to withstand lateral loads acting in any direction.

63. Add Section 1604.8.3.2 to read as follows:

1604.8.3.2 Lateral connection. Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with the *International Residential Code* Figure R507.9.2(1), hold down tension devices shall be installed in

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not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds. Where the lateral load connections are provided in accordance with the *International Residential Code* Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds.

64. Amend Section 1607.8.1 to read as follows:

1607.8.1 Handrails and guards. Handrails and guards shall be designed to resist a linear load of 50 pounds per linear foot in accordance with Section 4.5.1.1 of ASCE 7. Glass handrail assemblies and guards shall comply with Section 2407.

Exception: In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an occupant load less than 50, the minimum load shall be 20 pounds per foot.

65. Amend Section 1608.2 to read as follows:

1608.2 Ground snow load. The ground snow load to be used in determining the design load for roofs and other structures shall be 30 pounds per square foot.

66. Add Section 1610.1.1 to read as follows:

1610.1.1 Surcharge load. The design surcharge load for retaining walls shall be a minimum of 250 pounds per square foot.

67. Amend Section 1611.1 to read as follows, the equation shall remain as written:

1611.1 Design rain loads. Each portion of a roof shall be designed to sustain the load or rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow rate required to accommodate the design rainfall rate as determined in accordance with Section 1514.1.

68. Amend Section 1612.3 to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as defined by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study For The Village Of Glen Ellyn", as amended or revised with the accompanying flood insurance rate map (FIRM) panels 502, 503, 505, 506, 508, 509 and 604 and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

69. Add new Section 1804.3 to read as follows:

1804.3 Design. All underpinning work shall be designed by an Illinois licensed structural engineer.

70. Amend Section 1807.2 to read as follows:

1807.2 Retaining walls. Retaining walls shall be designed by an Illinois licensed design professional in accordance with Sections 1807.2.1 through 1807.2.3.

Exceptions:

1. Segmental retaining walls that retain less than 48-inches of unbalanced fill with no surcharge load and are designed in accordance with the segmental wall unit manufacturer's written recommendations for design.
2. Retaining walls, other than segmental retaining walls, that are not laterally braced at the top and that retain less than 48-inches of unbalanced fill with no surcharge load.

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3. Retaining walls that are less than 24-inches in height that resist surcharge or lateral loads in addition to soil.
71. Add new Section 1808.6.5 to read as follows:

1808.6.5 Slab on Grade Foundation. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab with minimum 40 pounds per 100 square foot welded wire fabric reinforcing on a compacted minimum 4" gravel base with a continuous thickened perimeter edge minimum 20" wide and extending down a minimum of 10" below grade or to undisturbed subsoil.
72. Amend Section 1809.5 item 1 to read as follows:
 1. Extending a minimum of three (3) feet six (6) inches below the adjacent finished grade;
73. Delete Section 1809.9 in its entirety.
74. Delete Section 1809.12 in its entirety.
75. Amend Section 2303.4.1.1 to include the following:
 15. Elevation view of each truss designation.
 16. Truss placement diagram.
76. Amend Section 2303.4.1.4.1 to read as follows:

2303.4.1.4.1 Truss design drawings. The truss design drawings shall be signed and sealed by an Illinois licensed structural engineer. Each sheet of the design drawings shall be signed and sealed by the design professional. In lieu of signing and sealing each individual sheet of the truss design drawings, the design drawings may include a cover sheet with a sheet index and a statement that the structural engineer's signature and seal applies to all sheets listed within the sheet index.
77. Amend Section 2303.4.2 to read as follows:

2303.4.2 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss. The truss placement diagram shall be provided as part of the truss submittal package and with the shipment of trusses delivered to the site.
78. Delete Section 2901.1 in its entirety and substitute the following:

2901.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.
79. Add new Section 2901.2 to read as follows:

2901.2 Structure Protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this Code unless restored to safe structural condition in accordance with the building requirements in this Code.
80. Add new Section 2901.3 to read as follows:

2901.3 Piping Protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1-1/2 inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (no. 16 gauge). Such plates shall cover the area

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of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

81. Add new Section 2901.4 to read as follows:

2901.4 Through Wall Protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve two pipe sizes greater than the pipe passing through. All annular spaces between sleeves and pipes shall be filled or tightly caulked in accordance with the building requirements in this Code or as approved by the Building Official.

82. Delete Section 2902 in its entirety.

83. Delete Section 3001.3 in its entirety and substitute the following:

3001.3 Reference Standards. The design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall comply with the standards and regulations established by the Office of the Illinois Fire Marshall.

84. Delete chapter 32 Encroachments into the Public Right-Of-Way in its entirety.

85. Add new Section 3302.3 to read as follows:

3302.3 Safety And Security Fencing. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate, that encloses the work area. The safety and security fencing shall be a minimum of 6 feet high, constructed of chain link fabric and steel pipe posts and rails or equivalent materials and a full-height opaque fabric to contain wind borne dust, dirt and debris approved by the Building and Zoning Official. The fence shall be maintained in an upright, stable and secure condition and the gate shall be latched closed at all times the demolition or construction site is unattended. Fence posts shall be driven into the ground or pavement. Sandbagging of fence posts shall not be permitted unless approved by the Building Official. A safety and security fence shall not reduce or eliminate any other safeguards required in this Code.

86. Add Section 3307.2 to read as follows:

3307.2 Earth retention systems. All excavations that cannot be made in accordance with the United States Department of Labor Occupational Health and Safety Administration's (OSHA) requirements for sloping and benching shall utilize an earth retention system designed by an Illinois licensed structural engineer to protect adjoining property.

(Ord. 5996, 1-30-2012; Ord. 6603, 5-29-2018)

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4-1-7. Adoption of Mechanical Code.

- (A) The 2018 ICC International Mechanical Code is adopted by reference as the standards and regulations for governing the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustion air provisions, hydronic systems and solar systems, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Mechanical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Mechanical Code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Add new section 101.5 to read as follows:
101.5 Administration and Enforcement. This Code shall be administered and enforced in accordance with the provisions in Chapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.
 3. Delete Section 103, Department of Mechanical Inspection, in its entirety.
 4. Delete Section 104, Duties and Powers of the Code Official, in its entirety.
 5. Delete Section 105, Approval, in its entirety.
 6. Delete Section 106, Permits, in its entirety.
 7. Delete Section 107, Inspections and Testing, in its entirety.
 8. Delete Section 108, Violations, in its entirety.
 9. Delete Section 109, Means of Appeal, in its entirety.
 10. Delete Section 110, Temporary Equipment, System and Uses, in its entirety.

(Ord. 5967, 10-24-2011, eff. 12-5-2011)

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4-1-8. Adoption of Residential Code.

- (A) The 2018 ICC International Residential Code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Residential Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Residential Code, are hereby deleted, modified, and amended as follows:

1. Amend Section R101.1 to read as follows:

R101.1 Title. These regulations shall be known as the Residential Code of the Village of Glen Ellyn, hereinafter referred to as "this Code."

2. Add new Section R102.4.1 to read as follows:

R102.4.1 Plumbing. Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.

3. Add new section R102.4.2 to read as follows:

R102.4.2 Building. Where "this Code" does not address any specific application, material, or method of construction, the 2018 ICC International Building Code shall be applicable.

4. Add new Section R102.7.2 to read as follows:

R102.7.2 Partial Improvements Required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds \$100,000 in hard cost:

1. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
2. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
3. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
4. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
5. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
6. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

Exception: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must

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be verified by a video and an audio or written report in the format required by the Public Works Department.

5. Add new Section R102.7.3 to read as follows:

R102.7.3 All Improvements Required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds \$200,000 in hard cost:

1. All improvements included in section R102.7.2.
2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.

Exception: A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds \$300,000 in hard cost or when the Modification Factor, as calculated in accordance with Section 1103.5.9 of the Glen Ellyn Fire Code is greater than 1.50.

6. Add new Section R102.7.4 to read as follows:

R102.7.4 Historic Buildings. The provisions of this Code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the Building Official to not constitute a distinct life safety hazard.

7. Delete Section R105.2 in its entirety and substitute the following:

R105.2 Work Exempt from Permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

- (a) Property:

- (1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the tree preservation ordinance and the disturbed area does not exceed 300 square feet.
- (2) Paving work to add new or replace existing impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.
- (3) Grade changes, excavation, or fill, provided the disturbed site area does not exceed 300 square feet and natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
- (4) Retaining walls that do not exceed 12 inches in height, provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
- (5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.

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- (6) Sealcoating of existing driveways.
 - (7) Sealcoating of existing parking lots with less than 5 parking stalls and not requiring accessible stalls.
 - (8) Replacement in kind of wood treads and risers, or existing wood deck boards on porches or decks.
 - (9) Replacement of existing handrails on stairs of residential buildings not more than four dwelling units in size.
 - (10) Replacement in kind of up to three (3) existing fence posts and/or any existing fence pickets, facing boards or rails within any two existing panels between posts.
 - (11) Erection of temporary tents with an area of less than 200 square feet.
 - (12) Removal and replacement of existing windows of same size and style in existing opening with no structural modifications.
- (b) Buildings or structures:
- (1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this Code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.
 - (2) Window awnings that are self-supported by the exterior wall which do not project more than 54 inches from the exterior wall.
 - (3) Minor electrical repairs including an individual lamp, receptacle or breaker replacement or the removal of an existing and installation of an equivalent new electrical fixture at an existing electrical outlet.
 - (4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
 - (5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps, motors or other equipment that does not alter approval of the equipment or make it unsafe, or require the installation of a new electrical raceway, wiring, devices or breaker.
 - (6) Installation of portable electrical or mechanical equipment and appliances with cord and plug electrical connections.
 - (7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing hard piped water supply, drain, waste or vent outlets, or requiring an electrical connection which are not associated with a bathroom or kitchen remodeling project.
 - (8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the individual roof or wall surface area.
8. Amend Section R105.3 item 6 to read as follows:
6. Be signed by the applicant and by the property owner(s) including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.
9. Amend Section R105.3 item 7 to read as follows:

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7. Give such other data and information as required by the Building Official including:
 - a. Name(s) and address(es) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.
 - b. Signed copy of contract for construction indicating scope of work and overall project and/or hard cost of all work to be performed.
10. Delete Section R105.3.1.1 in its entirety.
11. Amend Section R105.5 to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 90 days after issuance or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and demonstrate justifiable cause.

 1. A permit for new one- and two-family dwelling units and townhomes is valid for eighteen (18) months after its issuance.
 2. A permit for additions, alterations and remodeling of existing one- and two-family dwelling units and townhomes is valid for twelve (12) months after its issuance.
 3. A permit for new residential accessory buildings and structures and for additions, alterations and remodeling of existing residential accessory buildings and structures is valid for twelve (12) months after its issuance.
 4. A permit for the any of the following items not part of the scope of work for an addition, alteration, or remodeling of an existing building, or for construction of a new dwelling unit, is valid for six (6) months after its issuance.
 - a. Building demolition
 - b. Driveway and/or approach replacement
 - c. Emergency generator installation
 - d. Exterior siding replacement
 - e. Fence installation or replacement
 - f. Furnace, boiler, water heater or air conditioning system component installation or replacement
 - g. Irrigation system installation
 - h. Radon mitigation system installation
 - i. Roof replacement
12. Amend Section R105.7 to reads as follows:

R105.7 Placement of Permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.
13. Add Section R106.1.5 to read as follows:

R106.1.5 Fire protection system submittal documents.

 1. A building permit for a building that requires a fire suppression system shall not be issued without the submission and subsequent approval of a technical submission prepared and sealed

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by an Illinois licensed design professional. The technical submission shall consist of designs, drawings, specifications and calculations that establish the scope of the work and standards of quality for materials, workmanship and equipment and the construction systems, studies and other technical reports as determined necessary by the Building Official and prepared in the course of a design professional's practice.

Exceptions:

1. Applications for permits for new single-family dwellings shall be permitted to be submitted without a technical submission if application is submitted along with fire sprinkler shop drawings and calculations signed and sealed by an Illinois licensed professional engineer.
2. Applications for permits for new single-family dwellings must include either:
 - a. Fire sprinkler shop drawings and calculations signed and sealed by an Illinois licensed professional engineer, or
 - b. A technical submission signed and sealed by an Illinois licensed professional engineer plus shop drawings signed and sealed by a technician who holds a valid NICET level 3 or 4 certification.
2. After permit issuance, and prior to the rough framing inspection being performed, shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall be signed and sealed by an Illinois licensed professional engineer or by a technician who holds a valid NICET level 3 or 4 certification. Shop drawings shall contain all information as required by the referenced installation standards in Section P2904.
14. Amend Section R108.6 to read as follows:

R108.6 Work Commencing Before Permit Issuance. Any person who commences any work on a site, building or structure, or any electrical, gas, mechanical, fire protection or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 200% of the basic permit fee.
15. Add Section R108.7 to read as follows:

R108.7 Work Exceeding Scope of Permit Issued. Any person who commences any work on a site, building or structure, or on any electrical, gas, mechanical, fire protection or plumbing system in excess of the scope of work for which a permit has been issued shall be subject to an additional fee of 300% of the building permit fee.
16. Delete Section R109.3 in its entirety and substitute the following:

R109.3 Inspection Requests. It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready for inspection and to have the work complete and prepared for AM inspections by 8:00 AM and complete and prepared for PM inspections by noon.
17. Amend Section R109.4 to read as follows:

R109.4 Approval required. All projects will be afforded an initial and one re-inspection of the work in place for each required inspection. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official or his/her designee. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

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All work shall be re-inspected until code compliance is achieved. Re-inspections required beyond the first two, or a contractor's failure to attend a scheduled inspection, will be billed to the contractor in accordance with Glen Ellyn Village Code Section 4-1-4.

18. Add new Section R109.5 to read as follows:

R109.5 Inspection Conditions. The following information must be present on site and accessible to the inspector at the time of inspection:

1. Copy of the approved permit drawings.
2. Copy of any approved drawing addenda that may have been issued.
3. Copy of all previously issued inspection reports.
4. Copy of manufacturer's instructions for the installation of all hard-wired or built-in equipment and appliances, or equipment or appliances that require connection to ventilation piping or ductwork.

Failure to have the aforementioned documentation on site at the time of inspection may be cause for failure of the inspection. The work to be inspected must also be prepared and complete and an approved means to access the work must be provided to the inspector. The inspector is not authorized to conduct an inspection if these conditions do not exist, and the inspection may be cancelled by the inspector. No further work may be completed until a reinspection fee is paid and a reinspection is requested, scheduled, completed and approved.

19. Amend Section R110.1 to add exception 3 to read as follows:

3. Additions, alterations and remodeling of existing buildings and structures as determined by the Building Official.

20. Delete Section R110.3 in its entirety and substitute the following:

R110.3 Certificate Issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other regulations, the Building Official shall issue a certificate of occupancy that contains the following:

1. The address of the structure.
2. The name and address of the owner.
3. A description of the portion of the building for which the certificate is issued.
4. The use and occupancy of the portion of the building for which the certificate is issued.
5. Any special stipulation and conditions of the building permit.
6. The name of the Building Official.

21. Amend Section R110.4 to read as follows:

R110.4 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely and subject to payment of administrative fees in accordance with Glen Ellyn Village Code Section 4-1-4. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

22. Amend Section R112.1 to read as follows:

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code, there shall be a Building

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Board of Appeals. The structure, responsibilities and procedures of the Building Board of Appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards And Commissions, in the Glen Ellyn Village Code.

23. Delete Section R112.2 in its entirety.
24. Delete Section R112.4 in its entirety.
25. Amend Section R113.4 to read as follows:

R113.4 Violation penalties. 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 of this Code, shall be subject to penalties as prescribed in section 4-1-5(J) in the Glen Ellyn Village Code.

26. Amend Section R202 definition of CRAWL SPACE to read as follows:

CRAWL SPACE. A space below an interior floor that is not a basement, and with a minimum clear height of 36 inches below the floor joists, and a minimum of 24 inches clear height to the underside of other framing members, ductwork, conduits, or pipes.

27. Amend Section R202 to add the definition of UNDER-FLOOR SPACE to read as follows:

UNDER-FLOOR SPACE. A space below an interior floor with a maximum clear height of 16 inches between the bottom of the floor joists and a concrete slab below.

28. Delete Table R301.2(1) in its entirety and replace with the following Table:

| TABLE R301.2(1) | |
|---|--------------|
| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA | |
| Ground snow load: | 30 psf |
| Wind speed: | 115 mph |
| Wind topographic effects: | No |
| Special wind region: | No |
| Windborne debris zone: | No |
| Seismic design category: | B |
| Weathering: | Severe |
| Frost line depth: | 42 inches |
| Termite: | Moderate |
| Winter design temp: | 0 degrees F |
| Ice barrier underlayment required: | Yes |
| Flood hazards: | Yes |
| Air freezing index: | 2,000 |
| Mean annual temp: | 50 degrees F |
| MANUAL J CRITERIA | |
| Elevation: | 741 |
| Latitude: | 42 |
| Winter heating: | 0 |
| Summer cooling: | 88°F |
| Altitude correction factor: | 0 |
| Indoor design temperature: | 68°F |
| Design temperature cooling: | 75°F minimum |
| Heating temperature difference: | 73°F |

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| | |
|---------------------------------|------|
| Cooling temperature difference: | 16°F |
| Wind velocity heating: | 8.4 |
| Wind velocity cooling: | 5.7 |
| Coincident wet bulb: | 74 |
| Daily range: | M |
| Winter humidity: | 30% |
| Summer humidity | 50% |

29. Add Section R301.2.4.2 to read as follows:

R301.2.4.2 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as defined by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study For The Village Of Glen Ellyn", as amended or revised with the accompanying flood insurance rate maps (FIRM) and related supporting data along with any revisions thereto. The adopted flood hazard maps and supporting data are hereby adopted by reference and declared to be part of this Section.

30. Add Section R301.5.1 to read as follows:

R301.5.1 Lateral load on decks. The lateral design live load for decks shall include the wind load determined in accordance with Section R301 plus a simultaneously applied minimum horizontal live load of 10 pounds per square foot distributed over the walking surface of the deck and stair treads. The horizontal live load shall be assumed to act in the same direction as the wind. Framing member connections and connections to the principal structure shall be designed to withstand lateral loads acting in any direction.

31. Amend Table R302.6 to read as follows:

| DWELLING-GARAGE SEPARATION | |
|---|--|
| Separation | Material |
| From the residence and attics | Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side with all joints flat taped |
| Structure(s) supporting floor/ceiling assemblies used for separation required by this Section | Not less than 5/8-inch Type X gypsum board or equivalent with all joints flat taped |
| Garages located less than 20 feet from a dwelling unit on the same lot | Not less than 1/2-inch gypsum board or equivalent applied to the interior side of all exterior walls and ceilings with all joints flat taped |

32. Add new Section R302.15 to read as follows:

R302.15 Fire protection improvements in existing buildings. When any addition or basement renovation to an existing building or structure is constructed that exceeds \$15,000 in hard cost, and the building or structure is not equipped throughout with an approved fire sprinkler system, all exposed combustible lightweight framing members, combustible voids or similar spaces throughout the existing building or structure shall be covered with five-eighths (5/8") inch Type X gypsum board or provided with equivalent fire protection. For purposes of this Section, lightweight floor framing shall be construed to include, but not be limited to, wood floor trusses, parallel chord trusses, wood I-beams or joists, box beams, metal web trusses, metal trusses, or bar joists. Protection of dimensional sawn lumber is not required under this provision.

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33. Add new Section R310.2.1.1 to read as follows:
R310.2.1.1 Window style. The use of awning or hopper windows for emergency escape and rescue openings shall not be permitted.
34. Amend Section R311.4 to read as follows:
R311.4 Vertical Egress. Egress from habitable levels including basements but excluding unfinished habitable attics, not provided with an egress door in accordance with section R311.2, shall be by ramp in accordance with section R311.8 or a stairway in accordance with section R311.7.
35. Amend Section R312.1.3 to include Exception 3 to read as follows:
 3. *Cable rails*. The spacing between centerlines of adjacent cables serving as infill for guard and handrail systems shall be not more than 3 inches on center.
36. Add new Section R312.4 to read as follows:
R312.6 Window Well Guards. Window and door wells that extend more than 30 inches below the adjacent grade shall be provided with bars, grilles, covers, screens or similar devices that are designed and listed to resist human impact unless other guards that comply with Section R312 of this Code are provided. Window well guards enclosing emergency escape and rescue openings shall meet the minimum opening area requirement and be operable from the inside of the well without the use of keys, tools, or special knowledge or effort.
37. Amend the Exception in Section R313.1 to read as follows:
Exception: An automatic residential fire sprinkler system shall be required in accordance with Section 1103.5 of the Glen Ellyn Fire Code where additions, alterations or remodeling of townhouses is performed.
38. Amend Section R313.1.1 to read as follows:
R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D standards.
39. Amend Section R313.2 to read as follows:
R313.2 One-and two-family dwelling automatic fire sprinkler systems. Automatic residential fire sprinkler systems for one- and two-family dwellings shall be designed and installed in accordance with NFPA 13D standards.
40. Amend the Exception in Section R313.2 to read as follows:
Exception: An automatic residential fire sprinkler system shall be required in accordance with Section 1103.5 of the Glen Ellyn Fire Code where additions, alterations or remodeling of one- and two-family dwellings are constructed.
41. Add new Section R313.3 to read as follows:
R313.3 Existing buildings. Fire sprinkler systems shall be required in accordance with Sections 1103.5.5 through 1103.5.10 of the Glen Ellyn Fire Code where additions, alterations or remodeling of one- and two-family dwellings and townhouses are constructed.
42. Add new Section R328 to read as follows:
R328 Safeguards During Construction.
43. Add new Section R328.1 to read as follows:

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R328.1 General. The provisions of this Section shall govern safety during construction and the protection of adjacent public and private properties.

44. Add new Section R328.2 to read as follows:

R328.2 Safety and security fence. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, with the exception of drilled pier excavations, shall require the installation of a safety and security fence, with a latching gate or equivalent opening, that encloses and secures the work area. The fencing shall be a minimum of 6 feet high and constructed of chain link fabric secured to steel posts not to exceed 8 feet on center or equivalent materials approved by the Building Official. Fence posts shall be driven into the ground, sandbagging of posts is not permitted without the approval of the Building Official. The fence shall be maintained in an upright and stable condition and the gate shall be locked at all times the demolition or construction site is unattended.

Exception: Sandbagging of fence posts shall be permitted for temporary protection of excavations required for the installation or repair of underground utility lines that are backfilled immediately upon Village inspection of the work in place.

45. Add new Section R328.3 to read as follows:

R328.3 Tree preservation. Measures to protect public and private trees shall be taken in accordance with Glen Ellyn Village Code Sections 4-8-3 (B) and (C). Tree protection fencing shall be checked daily and maintained according to the approved Tree Preservation Plan; unsecured fabric or unstable posts shall be immediately repaired; a copy of the approved Tree Preservation Plan shall be displayed and maintained at the coordination site in a prominent location visible from the public way and within 5 feet of the property line.

46. Add new Section R328.4 to read as follows: *R328.4 Earth retention systems.* All excavations that cannot be made in accordance with the United States Department of Labor Occupational Health and Safety Administration's (OSHA) requirements for sloping and benching shall utilize an earth retention system designed by an Illinois licensed design professional to protect adjoining property.

47. Add new Section R328.5 to read as follows:

R328.5 Fire safety during construction. A 2-A:10B:C fire extinguisher shall be maintained on the site.

48. Add new Section R328.6 to read as follows:

R328.6 Site Conditions. The site shall be maintained on a daily basis to ensure:

1. Public walks and streets, and adjoining properties, are free from construction gravel, dirt and debris at the end of each workday. Adjacent streets and sidewalks shall be swept clean on a daily basis. No litter shall be placed or allowed to collect in the public rights-of-way at any time.
2. Stockpiled equipment and material shall be kept away from neighboring properties, outside of the side yard setback.
3. Stockpiled material shall not be placed in a manner that affects the natural surface water runoff patterns in a detrimental way to properties upstream or downstream of the site; any stockpile of earth to remain in place for more than three days shall be protected with silt fence, coir logs, or other perimeter erosion control barrier; stockpiles in place for more than 14 days must be stabilized or covered.
4. Silt fencing and other erosion control measures shall be inspected and maintained according to the approved Site or Site Management Plan, Erosion and Sediment Control Plan and

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Stormwater Pollution Prevention Plan; only clear water may be discharged into the street; muddy water must be filtered; storm sewer inlets shall be protected with filtration devices.

5. A clearly defined, minimum 36-inch wide clear, stable and walkable path between the public right-of-way and the point of construction access shall be maintained at all times to provide access for construction workers, building inspectors, emergency responders and other personnel.
49. Amend Section R401.4.1 to read as follows:

R401.4.1 Geotechnical evaluation. In lieu of a complete geotechnical evaluation, the soil bearing capacity shall be assumed to be 1,500 psf. Where the Building Official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable soil bearing capacity shall be determined by a soils investigation performed by an approved testing agency.
50. Amend Section R402.1 to read as follows:

R402.1 Wood Foundations. Wood foundations shall not be permitted.
51. Delete Sections R402.1.1 and R402.1.2 in their entirety.
52. Amend Section R402.4 to read as follows:

R402.4 Masonry. Masonry foundations shall not be permitted.
53. Add Section R403.1.1 to read as follows:

R403.1.1 Design. All footing underpinning work shall be designed by an Illinois licensed structural engineer.
54. Add new Section R403.5 to read as follows:

R403.5 Foundations for detached garages. One-story frame detached garages are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab, with minimum 6x6-W1.4xW1.4 welded wire fabric reinforcing, on a minimum 4" compacted gravel base, with a continuous thickened minimum 20" wide perimeter edge, and extending down a minimum of 12" below the undisturbed ground surface to undisturbed subsoil. Where applicable, the depth of footing shall also conform to Section R403.1.4.1. Turned down footings shall have not fewer than one No. 4 continuous rebar at the top and bottom of the footing.
55. Add new Section R403.6 to read as follows:

R403.6 Foundations for gazebos and pergolas. Gazebos and pergolas shall be anchored to the ground with any of the following foundation systems:

 1. Concrete slab constructed in accordance with Section R403.5.
 2. Concrete piers designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.
56. Add new Section R403.7 to read as follows:

R403.7 Foundations for accessory structures. Accessory structures less than 150 square feet in area shall be anchored to the ground with any of the following foundation systems:

 1. Concrete slab constructed in accordance with Section R403.5.
 2. Concrete piers designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.

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3. Helical pile foundations designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.
 4. Soil anchor screws designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.
57. Amend Section R404.1 to read as follows:
- R404.1 Concrete And Masonry Foundation Walls.* Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3-2.
- Masonry foundation walls shall not be permitted.
58. Within Section R404.1.1 delete the reference to masonry foundation walls.
59. Delete Sections R404.1.2 and R404.1.2.1 in their entirety.
60. Add Section R404.1.2 to read as follows:
- R404.1.2 Design.* All foundation and retaining wall underpinning work shall be designed by an Illinois licensed structural engineer.
61. Amend Section R404.2 to read as follows:
- R404.2 Wood Foundation Walls.* Wood foundation walls shall not be permitted.
62. Delete Sections R404.2.1 through R404.2.6 in their entirety.
63. Amend Section 404.4 to read as follows:
- 404.4 Retaining walls.* Retaining walls shall be designed by an Illinois licensed design professional to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. This Section shall not apply to foundation walls supporting buildings.
- Exceptions:
4. Segmental retaining walls that retain less than 48-inches of unbalanced fill with no surcharge load and are designed in accordance with the segmental wall unit manufacturer's written recommendations for design.
 5. Retaining walls, other than segmental retaining walls, that are not laterally braced at the top and that retain less than 48-inches of unbalanced fill with no surcharge load.
 6. Retaining walls that are less than 24-inches in height that resist surcharge or lateral loads in addition to soil.
64. Add Section 404.4.1 to read as follows:
- 404.4.1 Surcharge load.* The design surcharge load for retaining walls shall be a minimum of 250 pounds per square foot.
65. Add Section 405.3 to read as follows:
- 405.3 Window wells.* Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
66. Amend the title of Section R408 to read as follows:
- Section 408
Crawl Space

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67. Amend Sections R408.1 through 408.7 to replace all references to “under-floor” with “crawl”.
68. Add new Section R409 to read as follows:
- Section 409
- Under-Floor Space
69. Add new Sections R409.1 to read as follows:
- R409.1 Ventilation.* Under-floor spaces shall be ventilated as required by Sections 408.1 and 408.2 for crawl spaces.
- Exception: Under-floor spaces shall not require ventilation where all of the following conditions exist.
1. A concrete slab is installed throughout the entire under-floor space in accordance with Section 506.
 2. The perimeter of the concrete slab shall be sealed to prevent water and moisture infiltration into the under-floor space.
 3. All floor framing, wall framing, and sill plates supporting the floor above the under-floor space shall be preservative-treated in accordance with Section 317.
 4. No water or gas piping shall be permitted to be installed within the under-floor space.
 5. The under-floor space shall be fully insulated in accordance with the International Energy Conservation Code.
70. Add new Sections R409.2 to read as follows:
- R409.2 Access.* Access to under-floor spaces shall not be required.
71. Amend Section R506.2.1 to read as follows:
- R506.2.1 Floor systems.* Joists framing from opposite sides over a bearing support shall lap not less than 3 inches and shall be nailed together with a minimum three 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the nailed lap is permitted. Lateral restraint shall be provided by blocking between the joists along the length of the bearing support in accordance with Section R502.7.
- Exception: The line of blocking may be offset from the face of the bearing support by a distance not greater than the depth of the joist to allow for passage of ductwork, piping and conduits into a wall above.
72. Amend Section R502.7 to read as follows:
- R502.7 Lateral restraint at supports.* Joists shall be supported at each end and at each point of support by any of the following methods based on the support condition:
1. Solid blocking between joists not less than 2 inches nominal in thickness and not less than 60 percent of the joist depth in accordance with Table 602.3(1), item 29.
 2. Attachment to a full-depth header, band or rim joist with metal joist hangers with a depth of not less than 60 percent of the depth of the joists and all fasteners recommended by the hanger manufacturer installed.
 3. Attachment to a rim joist in accordance with Table 602.3(1), item 26.
 4. Attachment to an adjoining stud with minimum three 10d face nails.

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5. Other approved method to prevent rotation of the joist.
73. Amend Section R502.11.1 to read as follows:

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice, The truss design drawings shall be signed and sealed by an Illinois licensed structural engineer. Each sheet of the design drawings shall be signed and sealed by the design professional. In lieu of signing and sealing each individual sheet of the truss design drawings, the design drawings may include a cover sheet with a sheet index and a statement that the structural engineer's signature and seal applies to all sheets listed within the sheet index. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1.
74. Amend Section R502.11.4 to include the following:
 13. Number of plies, if greater than one.
 14. Elevation view of each truss designation.
 15. Truss placement diagram.
75. Amend Section R502.11.4.2 to read as follows:

R502.11.4.2 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss. The truss placement diagram shall be provided as part of the truss submittal package and with the shipment of trusses delivered to the site.
76. Add Section R507.3.2 to read as follows:

R507.3.2 Helical piers. Helical piers shall be designed by an Illinois licensed design professional. The minimum required installation torque shall be indicated on the permit submittal documents and verified by field testing.
77. Amend Section R507.8 to read as follows:

R507.8 Vertical and lateral supports. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal nor shall such attachment be made to any masonry veneer. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:

 1. The reactions resulting from the dead load and live load specified in Table R301.5, or the snow load specified in Table R301.2(1), and the lateral design load specified in Section R301.5.1, acting on all portions of the deck.
 2. The reactions resulting from the dead load and live load specified in Table R301.5, or the snow load specified in Table R301.2(1) acting on the cantilevered portion of the deck, and no live load or snow load on the remaining portion of the deck. The lateral design load specified in Section R301.5.1 shall be applied to all portions of the deck.
78. Amend Section R507.9.2 to read as follows:

R507.9.2 Lateral connection. Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with Figure R507.9.2(1), hold down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of

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not less than 1,500 pounds. Where the lateral load connections are provided in accordance with Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds.

Exception: Lateral load connections shall not be required for decks that are less than 30 inches above grade level at all points along the perimeter of the deck.

79. Amend Section R507.5.2 to add the following Exceptions:

Exceptions: Double-bolted beam to post connections shall not be required when any of the following conditions exist:

1. Posts supporting beams are embedded a minimum of 24 inches into concrete piers which are extended to frost. The minimum diameter of the pier foundation shall be not less than the 2 times the nominal dimension of the post.
2. Wood braces are installed each side of beam to post connections. Braces shall be of same dimension as the post and anchored with a minimum of two ½-inch diameter lag screws a minimum of 24 inches horizontally and vertically from the point of the beam to post connection.
3. Any other approved method.

80. Amend Section R801.3 to read as follows:

R801.3 Roof Drainage. All dwellings shall have a controlled method of water disposal from roofs, consisting of gutters and downspouts or equivalent means, which will collect and discharge roof drainage to the ground surface at least 5 feet from the foundation walls or to an approved drainage system.

81. Amend Section R802.10.1 to include the following:

13. Number of plies, if greater than one.
14. Elevation view of each truss designation.
15. Truss placement diagram.

82. Amend Section R802.10.1.1 to read as follows:

R802.10.1.1 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss. The truss placement diagram shall be provided as part of the truss submittal package and with the shipment of trusses delivered to the site.

83. Amend Section R802.10.2 to read as follows:

R802.10.2 Design. Wood trusses shall be designed in accordance with approved engineering practice, The truss design drawings shall be signed and sealed by an Illinois licensed structural engineer. Each sheet of the design drawings shall be signed and sealed by the design professional. In lieu of signing and sealing each individual sheet of the truss design drawings, the design drawings may include a cover sheet with a sheet index and a statement that the structural engineer's signature and seal applies to all sheets listed within the sheet index. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1.

84. Amend Section G2406.2 item 4 to read as follows:

4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93 kW). The bedroom shall meet the required volume criteria of section G2407.5

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and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.

85. Delete Section P2501.1 in its entirety and substitute the following:

P2501.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

86. Delete Section P2501.2 in its entirety and substitute the following:

P2501.2 Structure Protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this Code unless restored to a safe structural condition in accordance with the building requirements in this Code.

87. Add new Section P2501.3 to read as follows:

P2501.3 Piping Protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1-1/2 inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (no. 16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

88. Add new Section P2501.4 to read as follows:

P2501.4 Through Wall Protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve of a greater size that allows the installation of a sealant in accordance with the sealant manufacturer's specifications. All annular spaces between sleeves and pipes shall be filled and water sealed in accordance with the building requirements in this Code or as approved by the Building Official.

89. Add new Section P2501.5 to read as follows:

P2501.5 Tank Leak Protection. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than .0236 inch (no. 24 gauge) or other pans approved for such use. Listed pans shall comply with CSA LC3. The pan shall be not less than 1-1/2 inches deep and drained by an indirect waste pipe having a minimum diameter of 3/4-inch and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and discharge not more than 24 inches or less than 6 inches from grade. A leak protection pan shall not be required if a water heater tank is located on a concrete floor on grade and a floor drain is provided on the same floor level.

90. Delete Section P2502 in its entirety.

91. Delete Section P2503 in its entirety.

92. Delete Chapters 26, 27, 28, 29, 30, 31, and 32 in their entirety.

93. Delete Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 in their entirety.

94. Add new Section R329 to read as follows:

R329 RADON CONTROL METHODS

95. Add new Section 329.1 to read as follows:

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R329.1 General. All new construction, including one- and two-family dwellings and townhouses, additions, and new basement remodeling projects shall include a radon mitigation system installed in accordance with the (420 ILCS 52/) Radon Resistant Construction Act and the Illinois Emergency Management Agency's Part 422 Regulations for Radon Service Providers.

Exception: Basement remodeling projects shall not be required to include a radon mitigation system where a report prepared by an Illinois licensed Radon Professional is submitted which verifies the radon level within the basement is not equal to or greater than 4.0 pCi/L.

(Ord. 5995, 5-14-2012; Ord. 6603, 5-29-2018)

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4-1-9. - Adoption of Energy Conservation Code.

(A) The 2018 ICC International Energy Conservation Code, with State of Illinois amendments, is adopted by reference as the standards and regulations for energy efficient building envelopes and the installation of energy efficient mechanical, lighting and power systems in the Village of Glen Ellyn as published by the International Code Council except such portions thereof that are modified, or amended in this chapter. At least one copy of the 2018 ICC International Energy Conservation Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The title of the 2018 ICC International Energy Conservation Code is hereby stated as follows:

1. Amend section 101.1 to read as follows:

101.1 Title. This Code shall be known as the International Energy Conservation Code of the Village of Glen Ellyn, and shall be cited as such. It is referred to herein as "this Code."

(Ord. 5938, 8-22-2011, eff. 10-3-2011)

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4-1-12. - Adoption of Property Maintenance Code.

- (A) The 2018 ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC 2018 International Property Maintenance Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this Code".
 2. Amend section 102.3 to read as follows:
102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this Code shall be constructed to cancel, modify or set aside any provision of the Illinois Plumbing Code, the Illinois Accessibility Code, the Illinois Energy Conservation Code or any other applicable rules or regulations established by the State of Illinois.
 3. Amend the Exception in section 102.7 to read as follows:
Exceptions:
 1. Wherever reference to the International Plumbing Code is made, substitute the Illinois Plumbing Code, Department of Public Health, State of Illinois.
 2. Wherever reference to the International Zoning Code is made, substitute the Zoning Code, Title 10 of the Glen Ellyn Village Code.
 4. Delete section 103.1 in its entirety and substitute the following:
103.1 General. Where referenced in this Code, the Department of Property Maintenance shall be the Community Development Department of the Village of Glen Ellyn and the Code Official shall be the Building and Zoning Official of the Village of Glen Ellyn.
 5. Delete section 103.5 in its entirety.
 6. Add new section 104.3.1 to read as follows:
104.3.1 Search Warrant. If the Code Official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the Code Official may seek in the circuit court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this Code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

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7. Delete section 106.4 in its entirety and substitute the following:

106.4 Violation Penalties. Any person who violates a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this Code is listed in the Glen Ellyn Village Code then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
8. Add new section 108.2.2 to read as follows:

108.2.2 Closing Safeguards. Vacant structures that are ordered to be closed and secured shall have all doors, windows and openings completely covered and securely fastened with solid weather resistant material to temporarily prevent access to the premises. The covering material shall match or be painted to match the general color of the structure.
9. Amend section 109.5 to read as follows:

109.5 Cost of Emergency Repairs And Temporary Safeguards. Costs incurred in the performance of emergency work and temporary safeguards shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure or condition is or was located for the recovery of such costs.
10. Delete section 111.2 in its entirety.
11. Delete section 111.3 in its entirety.
12. Delete section 111.4 in its entirety.
13. Delete section 111.5 in its entirety.
14. Delete section 111.6 in its entirety.
15. Delete section 111.7 in its entirety.
16. Amend section 112.4 to read as follows:

112.4 Failure To Comply. 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 liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
17. Amend section 202 to insert the following definition:

Code Official. The official, or a duly authorized representative, who is charged with the administration and enforcement of this Code, under the direction and approval of the Director of Community Development or the Village Manager.
18. Amend section 202 to insert the following definition:

DEAD TREE: Any tree which exhibits signs of lifelessness, including but not limited to an unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season, as determined by the Village Forester.
19. Amend section 302.2 to read as follows:

302.2 Grading and Drainage. All premises shall be graded and suitable vegetation or ground cover shall be established and maintained to prevent the erosion of soil by water or wind action and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

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20. Delete section 302.4 in its entirety and substitute the following:

302.4 Weeds. The control of weeds shall be in accordance with Title 7 Health and Sanitation, C-chapter 12 Weed Control Code, in the Glen Ellyn Village Code.
21. Delete section 302.8 in its entirety and substitute the following:

302.8 Motor Vehicles. The control of abandoned vehicles shall be in accordance with Title 7 Health and Sanitation, Chapter 8 Abandoned Vehicles, in the Glen Ellyn Village Code.
22. Amend section 302.9 to insert the following:

302.9 Defacement of Property. The removal of graffiti shall be in accordance with Title 7 Health and Sanitation, Chapter 2 Nuisances, in the Glen Ellyn Village Code.
23. Add new section 302.10 to read as follows:

302.10 Corner Lot Landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with subsection 10-5-5(B)2 in the Glen Ellyn Village Code.
24. Add new section 302.11 to read as follows:

302.11 Composting. Yard waste materials from the premises and adjoining parkway may be placed in a compost pile or container(s) intended for composting use. The placement of materials other than grass, vegetation or leaves in a compost pile or container(s) which attracts animals or vermin or which causes an obnoxious odor is prohibited. One compost pile or container(s) shall be permitted on a zoning lot and shall not exceed .5% of the lot area and a maximum height of 4 feet. A compost pile or container(s) is only permitted in the rear yard and set back a minimum distance of 5% of the lot width, but not less than 3 feet, from any property line and not less than 30 feet from any adjacent residential dwelling and shall not be placed in a utility or storm water easement or in any location that obstructs the natural flow of storm water runoff.
25. Add new section 302.12 to read as follows:

302.12 Outdoor Storage. Outdoor storage of materials and equipment is prohibited except where specifically permitted in a zoning district, or in Zoning Code section 10-5-6, or where granted by ordinance as a special use. Material and equipment prohibited from being stored outdoors includes rubbish and garbage, construction and building materials, ice melting salt, soil or land fill material, brush and limbs, logs and firewood, snow removal equipment, landscaping equipment, construction equipment, furnishings and fixtures intended for use within a building and similar items. The following items are permitted to be stored outdoors when located in the rear yard and set back a minimum distance of 10% of the lot width, but not less than 6.5 feet, from any property line; rubbish and garbage in approved refuse containers, firewood not to exceed two face cords, outdoor cooking equipment, recreational equipment, and construction equipment and materials required for a current construction project.
26. Add new section 302.13 to read as follows:

302.13 Holiday Decorations. Holiday displays, lights, signs and temporary decorative items may be displayed for not more than 60 days. They may be displayed no sooner than 45 days prior to the holiday and must be removed no later than 60 days after the holiday. All displays that include electrical fixtures and equipment shall be installed in compliance with all requirements for temporary power and lighting in accordance with title 4 building regulations, chapter 2 Electrical Code, in the Glen Ellyn Village Code.

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27. Add new section 302.14 to read as follows:*302.14 Vision Obstruction on Lots.* Walls, fences, signs, landscape plant material (excluding grass, ground cover, or other approved ground stabilizing material), and other obstructions shall be prohibited in those portions of a lot:
1. Where the vision of drivers of motor vehicles and bicycles, and the safety of pedestrians walking along the sidewalk or street is unreasonably obstructed or interfered with. The maximum height of such Shrubs and fences shall be maintained to a maximum height of 36 inches and tree branches shall be eight feet or higher within that triangular portion of a lot no less than twenty (20) feet away from the edge of a public sidewalk and a point not less than twenty (20) feet away from the edge of a driveway closest to a shared property line and measured along the edge of the public sidewalk, regardless of what property the driveway is located on.
 2. Encumbered by a detention, drainage, or access easement.
28. Add new section 302.15 to read as follows:
- 302.15 Trees and Shrubs:* The owner of the premises shall be responsible to remove from the premises any of the following:
1. Dead trees.
 2. Dead shrubs.
 3. Broken tree branches or limbs.
29. Delete section 303.2 and the Exception in their entirety and substitute the following:
- 303.2 Enclosures.* Private swimming pools, hot tubs, and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier installed, along with any gates and doors therein, in accordance with the procedures and provisions of the building codes as adopted and amended by the Village of Glen Ellyn.
30. Add new section 304.3.1 to read as follows:
- 304.3.1 Unit Identification.* Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.
31. Amend section 304.7 to read as follows:
- 304.7 Roofs And Drainage.* Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the Director of Public Works.
32. Amend section 304.13 to read as follows:
- 304.13 Window, Skylight And Door Frames.* No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the Code Official.

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33. Amend section 304.14 to insert the following dates where indicated: April 1st to November 1st.
34. Delete section 308.1 in its entirety and substitute the following:
- 308.1 Accumulation Of Rubbish And Garbage.* The control of rubbish and garbage shall be in accordance with Title 7 Health and Sanitation, Chapter 6 Solid Waste Collection and Disposal, in the Glen Ellyn Village Code.
35. Delete section 308.2 in its entirety.
36. Delete section 308.3 in its entirety.
37. Add section 309.4.1 to read as follows:
- 309.4.1 Owner responsibility.* In any multi-family rental dwelling unit building in which an infestation of bed bugs is verified or reasonably suspected, it is the responsibility of the landlord to:
1. Provide for inspection of dwelling units and adjacent common areas by a pest management professional to verify the existence of bedbugs and if so determined, the extent to which the building is infested.
 2. Provide pest control services by a pest management professional until such time that no evidence of bed bugs can be found and verified within the building common areas and individual rental dwelling units.
 3. Maintain a written record of the pest control measures performed by the pest management professional on the rental dwelling unit. The record shall include reports and receipts prepared by the pest management professional. The record shall be maintained for one (1) year and provided upon request to the Village.
38. Add new Section 309.4.2 to read as follows:
- 309.4.2 Inspection.* The building owner shall provide pest control services to inspect for the presence of bed bugs within ten (10) days after any of the following:
1. A bed bug is found or reasonably suspected anywhere on the premises.
 2. Being notified in writing by a building tenant or the Village of a known or reasonably suspected bed bug infestation on the premises or in the tenant's rental dwelling unit.
39. Add new Section 309.4.3 to read as follows:
- 309.4.3 Extermination.* Within five (5) days of verification of the presence of bed bugs, the building owner shall have pest control measures to exterminate bedbugs performed in the dwelling unit(s) in which the existence of bedbugs has been verified by visual inspections. Treatment shall also be performed in the rental dwelling unit on either side of the affected dwelling unit(s), the dwelling unit(s) directly above and below the affected dwelling unit(s), and the adjacent common areas. A second treatment shall be performed two (2) weeks thereafter. Re-inspection of the treated dwelling units shall be performed within two (2) weeks of the date of the second treatment to verify that no bedbug activity persists. This pattern of inspection and treatment shall be continued until no further infestation is detected.
40. Add new Section 309.4.4 to read as follows:
- 309.4.4 Tenant Responsibility.* When a tenant finds or reasonably suspects a bed bug infestation in the presence of the tenant's rental dwelling unit, the tenant shall:
1. Notify, in writing, the landlord within five (5) days of any known or reasonably suspected bed bug infestation in the presence of the tenant's rental dwelling unit, clothing, furniture or other personal property located in the building, or of any recurring or unexplained bites, stings,

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irritation, or sores of the skin or body which the tenant reasonably suspects is caused by bed bugs.

2. Cooperate with the owner in the control, treatment and eradication of bed bug infestation found or reasonably suspected to be in the tenant's rental dwelling unit. As part of that cooperation, the tenant shall:
 - a. Not interfere with inspections or treatments.
 - b. After reasonable notice by the owner in writing to the tenant, grant access at reasonable times to the tenant's rental unit for purposes of bed bug infestation inspection or treatment.
 - c. Make any necessary preparations, such as cleaning, dusting, vacuuming, or treatment of linens, prior to treatment in accordance with any pest management professional's recommendations.
 - d. Dispose of any personal property that a pest management professional has determined cannot be treated or cleaned before the treatment of the tenant's dwelling unit.
 - e. Prior to removing any personal property from the tenant's dwelling unit, safely enclose in a plastic bag any such personal property while it is being moved through any common area of the building or stored at any other location. The personal property shall remain enclosed in a plastic bag until such time that the property is either properly disposed of or treated and no evidence of bed bug infestation can be found and verified.
3. Prior to inspection or treatment for bed bug infestation, the landlord shall send a written notice to the tenant of the rental dwelling unit being inspected or treated, which advises the tenant of the tenant's responsibilities under this section and sets forth the specific preparations required by the tenant.
4. This section shall not apply to any tenant of an assisted living or shared housing establishment, or similar living arrangement, when the establishment is required to provide the tenant assistance with activities of daily living or mandatory services. In such cases, the landlord will be responsible to make the necessary preparations, such as cleaning, dusting, or vacuuming of the tenant's rental dwelling unit prior to treatment in accordance with any pest management professional's recommendations. For purposes of this subsection, the terms "assistance with activities of daily living", "assisted living establishment", "mandatory services", and "shared housing establishment" have the meaning ascribed to those terms in the Illinois Assisted Living and Shared Housing Act. 210 ILCS 9/10.

41. Add section 404.8 to read as follows:

404.8 Below grade occupancies. Residential dwelling units one story or more below the level of Fire Department access in multi-family or mixed-use buildings within the C5 Zoning District shall be prohibited.

42. Delete section 602.3 in its entirety and substitute the following:

602.3 Heat Supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period of October 1st to May 15th to maintain a minimum temperature of 68°F (20°C) at a point three feet above the floor and two feet from exterior walls in all habitable rooms, bathrooms, and toilet rooms at design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

43. Amend section 602.4 to insert the following dates where indicated: October 1st to May 15th.

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44. Delete section 606.1 in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters, escalators and lifts shall be maintained in compliance with the following codes the Elevator Safety Act (225 ILCS 312/) and the Administrative Code, title 41, chapter II, part 1000, administered by the Village of Glen Ellyn under a municipality program agreement with the Office of the Illinois Fire Marshal, State of Illinois.

- A. Safety Code for Elevators and Escalators (ASME-A17.1/CSA B44-2019) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2012/CSA B44.7-07);
- B. Safety Code for Existing Elevators and Escalators (ASME A17.3-2005, but only as required under Section 35(h) and (i) of the Elevator Safety Act (225 ILCS 312/);
- C. Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2017);
- D. Standard for Qualification of Elevator Inspectors (ASME QEI-1-2018); and
- E. Automated People Mover Standards (ANSI/ASCE/T&DI 21-13).

45. Delete section 701.1 in its entirety and substitute the following:

701.1 General. All existing buildings, structures and premises shall be maintained in compliance with Illinois Code for safety to life from fire in buildings and structures, known as the 2015 NFPA 101 Life Safety Code in accordance with the Fire Investigation Act (425 ILCS 25/) and the Administrative Code, title 41, chapter I, part 100, administered by the Office of the Illinois Fire Marshal, State of Illinois.

46. Delete section 702 in its entirety.

47. Delete section 704.6 in its entirety and substitute the following:

704.6 Local single- and multiple-station smoke alarms. Local single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with the more restrictive requirements of Sections 704.6.1 through 704.6.3, or the State of Illinois Smoke Detector Act (425 ILCS 60/3).

48. Add section 704.8 to read as follows:

705.2 Continuity of service: Local smoke alarms and detectors that rely on a paid service subscription to provide notification to building occupants shall not be permitted.

49. Delete section 704.7.1 in its entirety and substitute the following:

705.1 General. Carbon monoxide alarms shall be installed in accordance with the more restrictive requirements of Section 1103.9 of the Fire Code, except that alarms in dwellings covered by the Residential Building Code shall be installed in accordance with section R315 of that code and the State of Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/10).

50. Add section 705.2.1 to read as follows:

705.2 Continuity of service: Local carbon monoxide alarms that rely on a paid service subscription to provide notification to building occupants shall not be permitted.

(Ord. 5882, 8-23-2010, eff. 10-1-2010)

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4-1-13. Adoption of Fuel Gas Code.

- (A) The 2018 ICC International Fuel Gas Code is adopted by reference as the standards and regulations for governing the design and installation of fuel gas equipment and appliances, fuel gas piping and venting systems, and gaseous hydrogen systems and related accessories, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Fuel Gas Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Fuel Gas Code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the Fuel Gas Code of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Add new Section 101.6 to read as follows:
101.6 Administration and Enforcement. This Code shall be administered and enforced in accordance with the provisions in Chapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.
 3. Delete Section 103, Department of Inspection, in its entirety.
 4. Delete Section 104, Duties and Powers of the Code Official, in its entirety.
 5. Delete Section 105, Approval, in its entirety.
 6. Delete Section 106, Permits, in its entirety.
 7. Delete Section 107, Inspections and Testing, in its entirety.
 8. Delete Section 108, Violations, in its entirety.
 9. Delete Section 109, Means of Appeal, in its entirety.
 10. Delete Section 110, Temporary Equipment, System and Uses, in its entirety.
 11. Amend Section 303.3 item 4 to read as follows:
 4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section 621.6 and has an input rating not greater than 10,000 Btu/h (2.93 kW). The bedroom shall meet the required volume criteria of section 304.5 and be provided with a carbon monoxide detector that is listed and labeled by an approved testing agency.

(Ord. 5992, 1-9-2012, eff. 2-1-2012)

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Add new Section 4-1-14 – Adoption of Accessibility Codes to read as follows:

4-1-14 – Adoption of Accessibility Codes

- (A) The 2010 Americans with Disabilities Act as promulgated by the Federal Department of Justice and the 2018 Illinois Accessibility Code as published by the Illinois Capital Development Board are each adopted by reference as the standards and regulations for providing accessibility to sites, facilities, buildings, and elements by individuals with disabilities.
- (B) Notwithstanding the requirements set forth in the 2010 Americans with Disabilities Act and the 2018 Illinois Accessibility Code, the stricter requirements of these codes and the Building Code of the Village of Glen Ellyn shall apply to all work involving new construction, alterations, additions, historic preservation, restoration, or reconstruction in whole or in part within the Village of Glen Ellyn.

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Chapter 2 - ELECTRICAL CODE

4-2-1. - Short title.

This chapter shall be known as and may be called the Electrical Code of Glen Ellyn.

(Ord. 3130, 8-26-1985, eff. 10-1-1985)

4-2-2. - Purpose.

The purpose of this chapter is to:

- (A) Establish regulations for the installation, alteration and use of all electrical equipment within the Village;
- (B) Adopt the provisions of the 2017 National Electrical Code as the basic regulations for the installation, alteration, and use of electrical equipment within the Village; and
- (C) Establish certain regulations in addition to those contained in the 2017 National Electrical Code.

(Ord. 3130, 8-26-1985, eff. 10-1-1985; Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-3. - Administration and enforcement.

The Electrical Code shall be administered and enforced in accordance with chapter 1, "Building Code", of this Title and in accordance with the provisions of the ICC International Building Code and the ICC International Residential Code, chapter 1, part 2 as adopted and amended by the Village of Glen Ellyn, and as follows:

- (A) *Permit documents:* The documents required to be submitted with the building permit application for electrical work on commercial projects shall include, but not be limited to, the following:
 - 1. A layout and riser diagram and specifications of the complete electrical system from the utility provider source to all new and existing transformers, meters, switchgear, and distribution panels; and
 - 2. A panel load schedule for each new and existing altered distribution panel that identifies the electrical devices, the calculated load, and the overcurrent protection for each circuit, and the total calculated load and the overcurrent protection device for each panel; and
 - 3. A floor plan diagram indicating and specifying new conduit and conductors run to each electrical outlet, fixture, or device.
- (B) *Electrical inspection:* The electrical inspections required to be completed and approved for all new or existing altered electrical systems and equipment shall include, but not be limited to, the following:
 - 1. When underground electrical work is completed and before it is concealed by backfill, or beneath or within a concrete slab on grade; and
 - 2. When the permanent electrical service to the building or structure has been completed and before an electrical system is energized by the utility provider; and

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3. When all framework has been erected, and all electrical and mechanical work has been roughed in place, and before any insulation has been installed, and before any wall or ceiling coverings have been placed over the framework or electrical components; and
4. When all electrical work has been completed and prior to occupancy in new spaces and prior to utilization of new or altered electrical systems in existing buildings and structures.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-4. - Adoption of the National Electrical Code.

The 2017 NFPA 70 National Electrical Code is adopted by reference as the standards and regulations for governing the design, installation, alteration, and use of electrical systems and equipment, as this Code is intended, recommended, maintained, and published by the National Fire Protection Association except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2017 NFPA National Electrical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(A) The provisions of the 2017 NFPA 70 National Electrical Code are hereby deleted, modified, and amended as follows:

1. The following articles of the 2017 NFPA 70 National Electric Code are hereby deleted in their entirety. Any electrical systems, devices or methods described in these sections are not permitted.
 - a. ARTICLE 320 Armored Cable: Type AC
 - b. ARTICLE 322 Flat Cable Assemblies: Type FC
 - c. ARTICLE 324 Flat Conductor Cable: Type FCC
 - d. ARTICLE 326 Integrated Gas Spacer Cables: Type IGS
 - e. ARTICLE 328 Medium Voltage Cable: Type MV
 - f. ARTICLE 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS
 - g. ARTICLE 338 Service Entrance Cable: Types SE and USE
 - h. ARTICLE 340 Underground Feeder and Branch-Circuit Cable: Type UF
 - i. ARTICLE 356 Liquidtight Flexible Nonmetallic Conduit: Type LFNC
 - j. ARTICLE 362 Electrical Nonmetallic Tubing: Type ENT
 - k. ARTICLE 378 Nonmetallic Wireways
 - l. ARTICLE 388 Surface nonmetallic Raceways
 - m. ARTICLE 394 Concealed Knob-and-Tube Wiring
 - n. ARTICLE 398 Open Wiring on Insulators
2. Add new section 110.14 (E) to read as follows:

110.14 (E) Branch Circuit Conductors.

- (1) All branch circuit conductors shall be connected to receptacles and switches by means of the screw terminal(s) that are so designed and/or manufactured with the said device. The insertion and/or installation of any conductor into the screwless terminals of any electrical device shall not be an accepted method of connection.

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- (2) The continuity of any branch circuit conductor and/or to include any identified grounded neutral conductor shall not depend upon any device connections, such as receptacles, where the removal of such devices would interrupt the continuity.
3. Add new paragraph 210.8 (A) (11) to read as follows:
 - (11) *Sump Pumps* - ground Fault Circuit protection shall not be required in single family dwelling units for sump pumps. (Unless specifically required by the manufacturer.)
 - a. A separate 20 amp dedicated simplex type receptacle shall be provided for each pump.
4. Amend paragraph 210.52 (C) to read as follows:
 - (C) *Dwelling Unit Receptacle Outlets*. In kitchens and dining areas of dwelling units, a receptacle outlet shall be installed at each counter space 12 inches or wider (300 mm). Receptacles shall be installed so that no point along the wall line is more than 24 inches (600 mm), measured horizontally from a receptacle outlet in that space. Island counter tops 12 inches (300 mm) or wider shall have at least one receptacle for each four (4) feet (1.22 m) of countertop length. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces. Receptacles rendered inaccessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.

Island/peninsula countertops shall have one receptacle per the island lengths and configurations listed below.

 - a. 48 inches or less = 1 receptacle
 - b. 49 inches to 96 inches = 2 receptacles
 - c. 97 inches to 120 inches = 3 receptacles

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

 - (1) Construction for the physically impaired.
 - (2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet.
5. Retitle FIGURE 210.52(C)(1) to read FIGURE 210.52 (C).
6. Add new paragraph 210.70 (A) (2) (5) to read as follows:

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- (5) *Ground Fault Circuit-Interrupter Protection for Personnel Above Bathtubs or Showers.* All lighting outlets located above bathtubs or showers shall be protected by ground fault circuit-interrupter protection.
7. Add new paragraph 210.70(A) (4), to read as follows:
- (4) *Illumination in Basement Areas:* Provide illumination in basement areas as follows:
- (A) Panelboards that are installed in basement areas shall have a minimum of one lighting fixture installed within three feet (3') of the panelboard cover.
- (B) A minimum of one lighting fixture shall be installed within four feet (4') of the serviceable area of the furnace and/or heating system that is installed in the basement area.
8. Add new paragraph to section 210.70 (A) (5), to read as follows:
- (5) *Three-Way and Four-Way Switch Locations.* All rooms with more than one entrance and/or exit to said room(s), shall have lighting fixtures, and/or a wall-mounted receptacle that is installed for general lighting purposes controlled by a three-way and/or four-way switching arrangement.
9. Add new paragraph 230.23 (D) to read as follows:
- (D) *Minimum Service Size Single Family Dwelling.* All services to single family dwellings exceeding 5,000 square feet of occupiable area shall be required to have a 400-ampere single phase service.
- Exception: Garages shall not be included in the gross area calculations of the electrical demand.*
10. Add new section 230.34 to read as follows:
- 230.34 Underground electric service shall be provided as follows:
- (a) Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.
- (b) Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.
- (c) Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.
- Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer and shall be paid prior to any permits being issued.
11. Add new paragraph 230.70(A)(4) to read as follows:

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- (4) *Service entrance conductors:* Service entrance conductors within a building shall not exceed five feet (5') without an exterior overcurrent protection device.
12. Add new section 230.73 Shunt Trip – Service Equipment – Disconnecting Means, to read as follows:
- Shunt Trip:* For a new commercial or industrial building, or main electrical service upgrade of said buildings, with a service size of 800 amperes or greater, a shunt trip may be required and installed in a location per direction of the Fire Prevention Bureau. If there is an entrance door within five feet (5') of the main distribution panel, a shunt will not be required.
13. Delete paragraph 230.79 (C) in its entirety and substitute the following:
- (C) *One-Family Dwellings.*
- (A) The minimum overhead service capacity approved for a single-phase dwelling service shall be a 3-wire, grounded neutral, service rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors.
- (B) The minimum underground service capacity shall be 200 amperes. Service entrance conductors shall not be rated smaller than two hundred (200) amperes for all conductors.
14. Amend paragraph 250.64 (A) to read as follows:
- (A) *Grounding Electrode Conductors.* Only Copper Grounding and Bonding Conductors shall be permitted.
15. Amend paragraph 250.64 (B) to read as follows:
- (B) *Securing and Protection from Physical Damage.* A grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. All grounding electrode conductors shall be in an approved raceway. The following raceways shall be approved: rigid metal conduit RMC, intermediate metal conduit IMC, or electrical metallic tubing EMT. Grounding electrode conductors in raceways shall be permitted to be installed on or through framing members.
16. Add new section 250.87 as follows:
- 250.87 Conduit *Installed Underground or Under Concrete Slabs.* All underground conduit systems, such as rigid heavy wall galvanized steel conduit RMC, intermediate metallic conduit IMC, or PVC conduit, shall have an insulated grounding conductor installed in each conduit system.
- Exception: Service entrance conduit(s) from a utility company transformer to a metering section or metering device is not required to have a grounding conductor installed in the conduit system(s).*
17. Add the following paragraphs to section 300.18:

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- (C) *Electrical Conduit at Rooftops:* All conduit systems that are installed on roofs shall be rigid heavy wall galvanized steel conduit RMC or intermediate metallic conduit IMC and supported at intervals not to exceed seven feet (7').
- (D) *Abandoned Materials:* All abandoned or unused rooftop electrical equipment, conduits, circuitry, fittings and/or devices shall be removed and disposed of properly.
18. Add new paragraph 310.1 (A) to read as follows:
- (A) *Type of Conductor Materials Allowed.* Conductors in this article shall be of copper type, except conductors for utility installation.
19. Add new section 310.3 to read as follows:
- 310.3 Conductors.* All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2017 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2017 National Electrical Code for remote control, low energy power and signal circuits.
20. Amend paragraph 310.106 (B) to read as follows:
- (B) *Conductor Material.* Conductors in this article shall be of copper type unless otherwise specified.
21. Add paragraph 330.12 (3) to read as follows:
- (3) When the extended length is greater than twenty feet.
22. Amend paragraph 352.10 (F) to read as follows:
- (F) *Exposed.* PVC conduit shall not be permitted for outdoor exposed work. PVC conduit used in other exposed areas subject to physical damage shall be identified for that use.
23. Amend paragraph 366.10 (B) to read as follows:
- (B) *Non-Metallic Auxiliary Gutters:* Non-metallic auxiliary gutters shall not be permitted.
24. Amend paragraph 408.54 to read as follows:
- (A) Tandem (duplex), mini-circuit breakers shall not be permitted.
- 25 . Amend section 410.139 to read as follows:
- 410.139 Switches.* Snap switches shall comply with 404.14. Outlets operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less.
26. Delete paragraph 760.135 (I) in its entirety.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

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TITLE 4

BUILDING REGULATIONS

Chapter 7 - STORMWATER AND FLOODPLAIN REGULATIONS

4-7-2. - Adoption of the DuPage Countywide Stormwater and Flood Plain Ordinance, as last amended by the DuPage County Board on May 14, 2019.

Appendix A, Definitions of the DuPage County Countywide Stormwater and Flood Plain Ordinance.

Amend Appendix A, Definitions of the DuPage County Countywide Stormwater and Flood Plain Ordinance, Stormwater Improvement, to read as follows:

Substantial Improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building taking place during a ten (10)-year period in which the cumulative cost of improvements equals or exceeds 50 percent of the fair market value of the building, initially determined from the equalized assessed value of the building, before the start of construction of the improvement. Substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the building. The term "substantial improvement" includes buildings that have incurred repetitive loss or substantial damage, regardless of the actual work performed. The term "cost of improvement" includes the value of volunteer labor and donated materials. The term "cost of improvement" does not, however, include either (1) any development for improvement of a building to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions or (2) any alteration of a historic building listed on the National Register of Historic Places of the Illinois Register of Historic Places, provided that the alteration will not preclude the building's continued designation as a historic building.

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+5-2-1. Adoption of the Fire Code.

- (A) The 2018 ICC International Fire Code is adopted by reference as the standards and regulations for governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Fire Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Fire Code are hereby deleted, modified, and amended as follows:
1. Delete Section 101.1 in its entirety and substitute the following:
101.1 Title. These regulations shall be known as the fire code of the Village of Glen Ellyn hereinafter referred to as "this Code".
 2. Amend Section 102.5 to add the following:
 3. Fire protection systems and equipment provisions: All such provisions shall apply where specifically prescribed in this Code for one- and two-family dwellings and townhouses.
 3. Amend Section 102.7 to add the following at the end of the paragraph:
Exception: Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.
 4. Amends Section 103 heading to read as follows:
SECTION 103 FIRE DEPARTMENT
 5. Delete Section 103.1 in its entirety and substitute the following:
103.1 General. The Fire Department is established within the jurisdiction under the direction of the Fire C-code Official. The function of the Fire Department shall be the implementation, administration, and enforcement of the provisions of this Code in accordance with Title 5 Fire Regulations, Chapter 1 Fire Department, in the Glen Ellyn Village Code.
 6. Delete Sections 104.10 and 104.10.1 in their entirety and substitute the following:
104.10 Fire Investigations. The Fire Code Official shall investigate, or cause to be investigated, every fire or explosion occurring within his jurisdiction that is of a suspicious nature, or which involves the loss of life or serious injury or causes destruction or damage to property. Such investigation shall be initiated immediately upon the occurrence of such fire or explosion; and if it appears that such an occurrence is of a suspicious nature, the Fire Code Official shall immediately take charge of the physical evidence and, in order to preserve physical evidence relating to the cause or origin of such fire or explosion, the Fire Official shall take means to prevent access by any person to the structure or premises until such evidence has been properly processed. The Fire Code Official shall notify those persons designated by law to pursue investigations into such matters and shall further cooperate with the authorities in collection of evidence and prosecution of the case and shall pursue the investigation to its conclusion.
 7. Add a new Section 104.12 to read as follows:
104.12 Fire Prevention Inspections. The Fire Code Official shall inspect all existing structures and premises, except single-family dwellings, two-family dwellings, and individual dwelling units within multi-family buildings, for the purpose of ascertaining and causing to be corrected any conditions liable

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to cause fire, contribute to the spread of fire, interfere with fire-fighting operations, or endanger life or any violation of the provisions or intent of this Code or any other ordinance affecting fire safety.

8. Renumber Section 108.1 to Section 109.1 as follows:

109.1 Board Of Appeals Established. The structure, responsibilities and procedures of the Building Board of Appeals is established in Title 2 Boards and Commissions, Chapter 7 Building Board of Appeals, in the Glen Ellyn Village Code.

9. Renumber Section 108.3 to Section 109.3 as follows: in its entirety and substitute the following:

109.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosion, hazardous conditions, or fire protection systems.

10. Renumber Section 109.3 to Section 110.4 as follows:

110.4 Violation Penalties. Any person who violates a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this Code is listed in the Village Code of Glen Ellyn, Illinois, then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

11. Renumber Section 111.4 to Section 112.4 as follows:

112.4 Failure to Comply. 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 liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

12. Amend Section 202 to add the following use under Business Group B:

Co-working Facility

13. Amend Section 202 to add the definition of Co-working Facility to read as follows:

CO-WORKING FACILITY. A facility having more than (10) persons on site at any time, and in which food and/or drink consumption occurs as part of the stated business plan before, during or after normal business hours shall be classified as a Group A-2 occupancy.

14. Amend Section 202 to replace the definition of the Fire Code Official with the following:

Fire Code Official. The Fire Chief, the Building and Zoning Official or other designated authority charged with the administration and enforcement of the Code, or a duly authorized representative, under the direction and with the approval of the Director of Community Development or the Village Manager.

15. Amend Section 202 to add the definition of Hard Cost to read as follows:

HARD COST. The cost of all labor, materials, overhead and profit to complete remodeling of an existing building. Remodeling work includes, but is not limited to, improvements and alterations to foundations, walls, roofs, floors, ceilings, stairs, doors, windows, and electrical, mechanical, plumbing systems and fixtures and equipment.

For purpose of determining hard cost, remodeling work does not include the following:

1. Interior or exterior non-structural demolition work or removal of existing improvements, fixtures, or equipment.

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2. Work to install a fire sprinkler system or increase the size of the water service to a building as required to serve a fire sprinkler system.
 3. Work to install a fire alarm and detection system.
 4. Installation of interior floor, wall, and ceiling finishes such as paint, wallcoverings, paneling or tile over wallboard, or carpet, wood, or tile flooring over a subfloor.
 5. Cabinets and casework, countertops, shelving units, or door, window, base, and ceiling trim.
 6. Furniture, appliances, decorative fixtures, window treatments or business sales, display or service fixtures and equipment.
16. Amend Section 202 to add the definition of Hazard Categories and Classifications to read as follows:
- HAZARD CATEGORIES AND CLASSIFICATIONS. The relative degree of hazard from fire between different occupancy classifications. The Hazard Categories and Classifications shall be as set forth below.
- | Hazard Category | Occupancy Classification |
|--------------------|--|
| 1 (highest hazard) | Industrial or storage occupancies with high hazard contents |
| 2 | Health care, detention and correctional, residential board and care, food service establishments with kitchen hood and duct systems and an occupancy load greater than ten |
| 3 | Assembly, educational, day care, ambulatory health care, residential, mercantile, business, general and special-purpose industrial, ordinary hazard storage |
| 4 (lowest hazard) | Industrial or storage occupancies with low hazard contents |
17. Amend Section 202 to add the definition of Market Value to read as follows:
- MARKET VALUE.* The dollar value of a building or structure, excluding land value, calculated to be three times the current assessed value established by the township assessor at 33.3% of the market value.
18. Amend Section 202 to delete the definition of Open Burning in its entirety and substitute the following:
- OPEN BURNING.* The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires or use of stationary outdoor fireplaces or portable outdoor fireplaces. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues, or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.
19. Amend Section 202 to add the definition of Roof Area, Gross to read as follows:
- ROOF AREA, GROSS.* The square footage of the horizontal plane(s) formed at the outside top edge of the perimeter walls of a building or structure.
20. Amend Section 202 to add the definition of Wall Area, Gross to read as follows:
- WALL AREA, GROSS.* The square footage of all outside wall surfaces from a point eight inches above the adjacent grade to the soffit or eave of a building or structure.
21. Delete Section 304.3.4 in its entirety and substitute the following and retain all exceptions:

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304.3.4 Capacity of 1 cubic yard or more. Dumpsters with an individual capacity of 1.0 cubic yard or more shall not be stored in buildings or placed within 10 feet of combustible walls, building openings, exterior stairways, combustible roof eave lines, telecommunication towers, utility drops, or utility poles, unless the dumpsters are constructed of noncombustible materials and have a solid metal lid.

22. Revise the title of Section 307 to read as follows:

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND OUTDOOR FIREPLACES.

23. Delete Sections 307.1 and 307.1.1 in their entirety and substitute the following:

307.1 General. The regulations on open burning and fires are established in Title 7 Health And Sanitation, Chapter 7 Air Pollution, in the Glen Ellyn Village Code.

24. Delete Sections 307.2 and 307.2.1 in their entirety.

25. Delete Section 307.3 in its entirety.

26. Delete Section 307.4 and all subsections in their entirety and substitute the following:

307.4 Location. The location for outdoor burning shall be as indicated in Sections 307.4.1 through 307.4.6.

307.4.1 Bonfires. Bonfires shall not be permitted unless approved by the Fire Code Official.

307.4.2 Recreational fires. Recreational fires shall not be permitted unless approved by the Fire Code Official.

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces, including fire pits, incinerators, chimineas and similar devices shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a building, structure, or combustible material.

307.4.4 Stationary outdoor fireplaces. The fire box opening of a stationary outdoor fireplace shall not be located closer than 10 feet to a building, structure, or combustible material.

Exception: The fire box opening of a stationary outdoor fireplace used for cooking shall not be located closer than 15 feet to a building, structure, or combustible material.

307.4.5 Stationary fire features. Manufactured stationary non-wood burning fire features, including fire pits, fire bowls, fire columns, fire tables and similar devices shall be installed and used in accordance with the manufacturer's instructions and shall not be operated within 10 feet of a building, structure, or combustible material. Fuel lines servicing such devices shall be provided with a shut-off valve at the exterior face of the building and be subject to inspection, including a pressure test, prior to first use.

307.4.6 Stationary fire pits. Stationary wood burning fire pits shall be constructed of non-combustible material. The fire containment area of a stationary outdoor fire pit shall not be located closer than 15 feet to a building, structure, or combustible material. Stationary fire pits shall have a containment area for burning material with a total fuel area to exceed the equivalent of 3 feet in diameter and a total fuel height not to exceed 2 feet.

27. Amend Section 307.5 to read as follows:

307.5 Attendance. The use of portable outdoor fireplaces shall be constantly attended by an adult until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a

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minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, or garden hose, shall be available for immediate utilization.

28. Add new Section 307.6 to read as follows:

307.6 Material to be burned. Portable outdoor fireplaces, stationary fireplaces not used for cooking, and stationary fire pits shall be limited to burning the following materials.

1. Seasoned firewood
2. Dimensional lumber (unpainted, unfinished, unlaminated or glued, and non-treated)
3. Manufactured logs
4. Manufactured non-wood logs specifically made for use in fireplaces.

No other material may be burned in outdoor fireplace. Burning of unseasoned wood, leaves, rubbish, garbage, and other waste materials is prohibited.

29. Add new Section 307.7 to read as follows:

307.7 Spark arrestors. All outdoor fireplaces, stationary fireplaces not used for cooking, and stationary fire pits shall have a cover, screen, or glass doors to prevent the distribution of hot embers or sparks outside the firebox or containment area.

30. Delete Section 308.1.4 in its entirety and substitute the following:

308.1.4 Open-Flame Cooking Devices. Charcoal burners, LP-gas grills, and other open-flame cooking devices shall not be operated on combustible balconies or decks or within 5 feet horizontally or 5 feet vertically below combustible construction.

Exceptions:

1. Where buildings, balconies and decks are protected by an automatic sprinkler system.
2. LP gas cooking devices having LP-gas container with a water capacity not greater than 21/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].
3. Where combustible surfaces are protected and covered with a non-combustible material approved by the building official.

31. Delete Section 311.5.4 in its entirety and substitute the following:

311.5.4 Placard symbols. The design of the placards shall use the following symbols:

1. This symbol shall mean that the structure had normal structural conditions at the time of marking.
2. This symbol shall mean that structural or interior hazards exist, and interior firefighting or rescue operations should be conducted with extreme caution.
3. This symbol shall mean that structural or interior hazards exist to a degree that consideration should be given to limit firefighting to exterior operations only, with entry only occurring for known life hazards.
4. Vacant marker hazard identification symbols: The following symbols shall be used to designate known hazards on the vacant building marker. They shall be placed directly above the symbol.
 - 4.1. R/O—Roof open.
 - 4.2. S/M—Stairs, steps and landing missing.

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4.3. F/E—Avoid fire escapes.

4.4. H/F—Holes in floor.

32. Add a new Section 315.4.3 to read as follows:

315.4.3 Retail display. Retail display of combustible or flammable materials such as firewood, landscape mulch, straw bales, propane tanks or similar products shall be limited to location and quantity as approved by the Fire Code Official.

33. Add a new Section 320 to read as follows:

320 PROHIBITED OCCUPANCIES

320.1 Below grade occupancies. Residential dwelling units one story or more below the level of Fire Department access in multi-family or mixed-use buildings within the C5 Zoning District shall be prohibited.

34. Add new Section 505.1.1 to read as follows:

505.1.1 Building address. The rear entrance of all multi-tenant commercial buildings shall have street address number in compliance with Section 505.1.

35. Add new Section 505.1.2 to read as follows:

505.1.2 Multiple doors. Doors located within the exterior perimeter walls of all commercial buildings that are in addition to the main entrance or main rear entrance doors shall be identified with address numbers or other designation approved by the Fire Code Official.

36. Delete Section 506.1 in its entirety and substitute the following:

506.1 Where required. All commercial and multi-family dwelling unit buildings shall have a key box installed near the main entrance in a location approved by the Fire Code Official. The key box shall be of an approved type listed in accordance with UL 1037.

1. The key box shall include keys to provide access to all tenant spaces in accordance with Section 506.1.3.
2. All tenant spaces with main doors within the exterior perimeter walls of all commercial buildings shall have a separate key box.
3. All commercial buildings with multiple tenancies and an exterior door that accesses the fire sprinkler room shall have a key box within 5 feet of the fire sprinkler room access door.
4. All existing tenancies shall provide a key box within one year of the date of adoption of this Code.

37. Add new Section 506.1.3 to read as follows:

506.1.3 Keys required. The key box shall contain the following types of keys. Keys shall be clearly and individually marked or tagged to indicate which door it operates. Keys or codes to access security systems shall not be provided.

1. Keys necessary to access exterior and interior doors and provide entry to all spaces.
2. Two sets of keys to access the main entry door.
3. In multi-family dwelling unit buildings, provide one set of building keys for each floor or rooftop level.
4. Keys for fire alarm pull stations, panels, and fire protection systems.

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5. Keys for elevators and electrical equipment.
 6. Keys to override any electronic pads that control access through any door.
 7. Other keys as determined required by the Fire Code Official based on building use or occupancy.
38. Add new Section 506.1.4 to read as follows:
- 506.1.4 Key box capacity.* Key boxes shall be of sufficient size to accommodate the required keys. In buildings containing 1-3 occupancies, the key box shall have a minimum capacity of 10 keys. In buildings containing 4-10 occupancies, the key box shall have a minimum capacity of 25 keys. In buildings containing 11 or more occupancies, the key box shall have a minimum capacity of 50 keys.
39. Amend Section 903.2 to read as follows and retain the Exception:
- 903.2 Where Required.* Approved automatic sprinkler systems in new buildings and structures in use group A, B, E, M, R, F, H, I and S and in one- and two-family dwellings and townhouses shall be provided throughout the building or structure and in the locations described in Sections 903.2.11 and 903.2.12.
40. Delete Section 903.2.1 in its entirety and substitute the following:
- 903.2.1 Change of use.* An automatic sprinkler system shall be installed in existing buildings and structures, or portions thereof, as if the building or portions thereof subject to the change of use were of new construction, where any of the following occurs.
1. Where a change of use does not result in the change of occupancy classification but results in the creation of a hazardous contents area.
 2. Where the change of use results in an occupancy classification of a higher hazard classification category (i.e., a lower hazard classification number), as defined in Section 202 HAZARD CATEGORIES AND CLASSIFICATIONS.
 3. In use group A or E when the occupied space(s) are located below the level of Fire Department access.
41. Delete Sections 903.2.1.1 through 903.2.10.1 in their entirety.
42. Amend Section 903.3.1.1 to read as follows:
- 903.3.1.1 NFPA 13 sprinkler systems.* Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.
43. Amend Section 903.3.1.2 to read as follows:
- 903.3.1.2 NFPA 13R sprinkler systems.* Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the *International Building Code* shall be measured from the horizontal assembly creating separate buildings. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.

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44. Amend Section 903.3.1.3 to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.

45. Amend Section 903.4.2.1 to read as follows:

903.4.2.1 Alarms in Dwelling Units. In one- and two-family dwellings, multi-family dwelling units in buildings without common interior paths of egress, and townhouses a six-inch water flow bell shall be installed on the interior return air plenum of the forced air furnace, or other approved location, to serve every living space and a horn/strobe notification device shall be installed on the exterior front of the building in an approved location visible from the street.

46. Amend Section 905.3.1 to read as follows and retain all exceptions:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm), or two stories, above the lowest level of Fire Department access, or where the floor level of the lowest story is located more than 30 feet (9144 mm), or two stories, below the highest level of Fire Department vehicle access or where any portion of the floor area is more than 200 feet (61 m) of travel distance from the nearest point of Fire Department vehicle access.

47. Delete Section 907.2.7 exception 2 in its entirety and substitute the following:

2. Manual fire alarm boxes are not required at the public entrance where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

48. Delete Section 907.2.10 in its entirety and substitute the following:

907.2.10 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.10.1 through 907.2.10.8, NFPA 72, and (425 ILCS 60/) Smoke Detector Act.

49. Amend Section 907.2.10.1 to add the following:

4. Within 15 feet of every room used for sleeping purposes. The detector shall be installed on the ceiling and at least 6 inches from any wall, or on a wall located between 4 and 6 inches from the ceiling.

50. Delete condition number 1 under Section 907.2.10.2 in its entirety and replace with the following:

1. Within 15 feet of every room used for sleeping purposes. The detector shall be installed on the ceiling and at least 6 inches from any wall, or on a wall located between 4 and 6 inches from the ceiling.

51. Add a new Section 907.2.10.8 to read as follows:

907.2.10.8 Structures with more than one dwelling unit and mixed-use structures. Every structure which (1) contains more than one dwelling unit, or (2) contains at least one dwelling unit and is a mixed-use structure, shall contain at least one approved smoke detector at the uppermost ceiling of each interior stairwell. The detector shall be installed on the ceiling, at least 6 inches from the wall, or on a wall located between 4 and 6 inches from the ceiling.

52. Add a new Section 907.2.24 to read as follows:

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907.2.24 C5 Zoning District: An automatic fire alarm and detection system shall be installed in all new buildings and structures in the C5 Zoning District. By the end of the first full calendar year after the date of adoption of this code, an automatic fire alarm and detection system shall be installed in all existing buildings within the C5 Zoning District in accordance with NFPA 72.

53. Delete Section 907.4.3 in its entirety and substitute the following:

907.4.3 Automatic Smoke Detection. Where an automatic smoke detection system is required, it shall utilize smoke detectors unless ambient conditions prohibit such an installation. In spaces where smoke detectors cannot be utilized due to ambient conditions and in common corridors and rooms exceeding 100 square feet, approved automatic heat detectors shall be required.

54. Add Section 907.5.2.3.3 to read as follows:

907.5.2.3.3 Exterior visible alarms. An approved audible/visual device with a clear lens (white light), located on the exterior of the building in an approved location on the closest exterior façade facing and parallel to the street, shall be connected to each fire alarm and detection system in new installations. An exterior audible/visible device shall be installed on existing buildings equipped with a fire alarm and detection system within one year of the date of adoption of this Code.

55. Delete Section 907.5.3 in its entirety.

56. Renumber Section 907.7.5.2 to Section 907.6.6.3 and amend to read as follows:

907.6.6.3 Monitoring station. All fire alarm systems shall report to an approved third-party monitoring station.

Exception: In buildings serving occupancy group A or group E the fire alarm system shall be directly connected to the DuPage Public Safety Communications (DU-COMM) facility (remote station) in accordance with NFPA 72.

57. Delete Section 1103.5 in its entirety and substitute the following:

1103.5 Sprinkler Systems. An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 through 1103.5.5.

58. Renumber Section 4603.4.3 to Section 1103.5.5 and amend to read as follows:

1103.5.5 Additions To Existing Buildings And Structures.

1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the addition if the gross floor area of the addition exceeds 2,500 square feet, or throughout the addition and the existing building if the combined gross floor area of the addition and the existing building exceeds 5,000 square feet.
2. In buildings of use group A, B, E, M, R, F, H, I, or S, and in one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the addition and throughout the existing building or if the gross floor area of the addition exceeds 150% of the gross floor area of the existing building.

59. Renumber Section 4603.4.4 to Section 1103.5.6 and amend to read as follows:

1103.5.6 Alterations To Existing Buildings And Structures.

1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 50% of the total existing exterior wall and roof gross square foot area.

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2. In one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 75% of the total existing exterior wall and roof gross square foot area.
60. Renumber Section 4603.4.5 to Section 1103.5.7 and amend to read as follows:
- 1103.5.7 Remodeling In Existing Buildings and Structures.*
1. In buildings of all occupancy groups, except group U and one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure.
 2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds \$300,000.
61. Add a new Section 1103.5.8 to read as follows:
- 1103.5.8 Cumulative effect of modifications. When calculating the gross floor area, exterior wall areas, and gross roof area under Sections 1103.5.5 and 1103.5.6, and the hard cost under Section 1103.5.7, the calculated values shall include all work to be performed on the existing building or structure under consideration as part of the permit application, plus all work performed on the existing building or structure within the two-year period of time immediately prior to the date of the current permit application.
62. Add a new Section 1103.5.10 to read as follows:
- 1103.5.10 Residential basement remodeling. When the hard cost of basement remodeling in one- and two-family dwellings and townhouses exceeds \$15,000, a sprinkler head shall be installed on the domestic water line within 5 feet of any boiler, furnace or clothes dryer.
63. Renumber Section 4603.5 to Section 1103.6 and amend to read as follows:
- 1103.6 Standpipes.* Class I Standpipes shall be provided in all existing buildings and structures in use group A, B, E, M, R, F, H, I or S and installed in accordance with section 905 where any one of the following conditions exist:
1. The existing building is enlarged to exceed two stories or where any portion of the floor area exceeds two hundred feet (200') from the nearest Fire Department access.
 2. The existing building is enlarged and the gross floor area of the addition exceeds 150% of the gross floor area of the existing building or structure.
 3. The existing building is altered and the structurally altered exterior wall and roof gross area exceeds 75% of the existing total exterior wall and roof gross area.
 4. The existing building is remodeled and the hard cost of the remodeled area exceeds \$1,000,000 or 25% of the market value of the building or structure.
- Exception: Standpipes shall not be required in one- and two-family dwellings and townhouses.
64. Delete Sections 1103.6.1, and 1103.6.2 in their entirety.
65. Renumber Section 4603.6 to Section 1103.7 and amend to read as follows:

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1103.7 Fire Alarm Systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.6 and provide occupant notification in accordance with section 907.6 unless other requirements are provided by other sections of this Code.

Exception: Occupancies with an existing, previously approved fire alarm system.

66. Amend Section 1103.7.6 to read as follows and maintain the Exceptions:

1103.7.6 Group R-2. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing R-2 occupancies more than three stories in height or with more than 12 dwelling or sleeping units. The detection device shall be a heat detector which shall be installed in the main living room. Smoke detectors or other alarm or detection devices installed within the dwelling or sleeping unit shall not be tied into the building's occupant notification system.

67. Add Section 1103.7.7 to read as follows:

1103.7.7 Group A, B, E, M, R, F, H, I And S. An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided under any one of the following conditions:

1. The existing building is enlarged or the gross floor area is increased and the hard cost of the construction work exceeds \$15,000.
2. The existing building is altered and the hard cost of the construction work to structurally alter the exterior wall and roof exceeds \$15,000.
3. The existing building is remodeled and the hard cost of the interior construction work exceeds \$15,000.

Exception: Fire alarm systems shall not be required in one- and two-family dwellings and townhouses.

(Ord. 5893, 10-25-2010, eff. 12-1-2010; Ord. 5918, 1-24-2011; Ord. 6603, 5-29-2018)

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5-2-2. Adoption of the Life Safety Code.

1. Delete Section 5-2-2 in its entirety.
(Ord. 5883, 8-23-2010, eff. 10-1-2010)