PUBLICATION OF:

ORDINANCE NO. 22-

AN ORDINANCE AMENDING THE SCHAUMBURG VILLAGE CODE TITLE 9, CHAPTER 99 (PROPERTY MAINTENANCE AND OCCUPANCY), TITLE 9, CHAPTER 108 (PUBLIC SAFETY RADIO AMPLIFICATION SYSTEMS), TITLE 15, CHAPTER 153 (BUILDING CODE), AND TITLE 15, CHAPTER 157 (FIRE CODE) PERTAINING TO THE ADOPTION OF 2021 CODES FROM THE INTERNATIONAL CODE COUNCIL

ADOPTED: OCTOBER 25, 2022

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON
OCTOBER 26, 2022

ORDINANCE NO. 22-

AN ORDINANCE AMENDING THE SCHAUMBURG VILLAGE CODE TITLE 9, CHAPTER 99 (PROPERTY MAINTENANCE AND OCCUPANCY), TITLE 9, CHAPTER 108 (PUBLIC SAFETY RADIO AMPLIFICATION SYSTEMS), TITLE 15, CHAPTER 153 (BUILDING CODE), AND TITLE 15, CHAPTER 157 (FIRE CODE) PERTAINING TO THE ADOPTION OF 2021 CODES FROM THE INTERNATIONAL CODE COUNCIL

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of President and Board of Trustees (the "Board of Trustees") desire to adopt certain regulations regarding private property maintenance, building construction and rehabilitation, and certain fire suppression and safety regulations within its corporate limits; and

WHEREAS, over the course of several months during the end of 2020 and the beginning of 2021, the International Code Council ("ICC") authorized and published the following sets of International Building Codes:

- 2021 International Building Code (the "2021 IBC");
- 2021 International Existing Building Code (the "2021 IEBC");
- 2021 International Fire Code (the "2021 IFC");
- 2021 International Fuel Gas Code (the "2021 IFGC");
- 2021 International Mechanical Code (the "2021 IMC");
- 2021 International Property Maintenance Code (the "2021 IPMC");
- 2021 International Residential Code (the "2021 IRC"); and
- 2021 International Swimming Pool and Spa Code (the "2021 ISPSC");

hereby collectively to be known in this ordinance as the "International 2021 Building Codes"; and

WHEREAS, the International 2021 Building Codes are made available for a wide variety of both public and private uses in the interest of life and property protection; and

WHEREAS, the Village has previously adopted the 2015 International Building Codes, together with local amendments as a part of the Schaumburg Village Code; and

WHEREAS, the President and the Board of Trustees find it in the best interest of the Village to update its rules and regulations regarding the construction, alteration, removal,

demolition, equipment, use and occupancy, location and maintenance, and fire safety of buildings and structures within the Village by adopting the 2021 International Building Codes by reference, together with certain local amendments as presented, and to amend the Village Code to provide for the same.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: Title 9, Chapter 99, Section 99.01 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 99.01 - INTERPRETATION.**

The village heretofore adopted the 2021 International Property Maintenance Code (the "2021 IPMC") pursuant to the provisions of chapter 153 of this Code. Should any differences between a provision of other chapters within title 15 of this Code and this chapter occur, the more restrictive provision as determined by the director of community development, or an authorized designee, shall prevail.

(Ord. 09-071, passed 6-23-2009; Ord. 18-009 , passed 1-23-2018)"

SECTION THREE: Title 9, Chapter 99, Section 99.02 of the Schaumburg Village Code is Hereby amended to read in its entirety as follows:

"**§ 99.02 - LOCAL AMENDMENTS.**

The 2021 International Property Maintenance Code is hereby amended by altering the following sections:

Section 101.1 Title., insert the words "the Village of Schaumburg" as the name of the local jurisdiction.

Section 103.5 Fees. is hereby repealed in its entirety and replaced with the following:

Section 103.5 Fee Schedule. The fee schedule is as established in § 41.01, et seq., of this Code.

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Section 106.1 Unlawful Acts. is hereby amended by adding the following new sections:

Section 106.1.1 Not Approved For Occupancy. The director of community development, or an authorized designee, is allowed to order the placement of a "Not Approved For Occupancy" sticker/placard on locations that do not meet state or village laws and/or ordinances.

Section 106.1.2 Not Licensed For Occupancy. The director of finance, or an authorized designee, is allowed to order the placement of a "Not Licensed For Occupancy" sticker/placard on locations that do not have a valid rental license from the village.

Section 106.4 Violation Penalties. is hereby repealed in its entirety and replaced with the following:

Section 106.4 Violation Penalties. Any person, company or firm who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this chapter shall be prosecuted within the limits of state or local laws, and upon conviction of a local ordinance violation will be subject to a fine as established under § 10.99 of this Code unless mitigated by the provisions of § 37.01 et seq., of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111 Means of Appeal. is hereby deleted in its entirety and replaced with the Appeals Process section of chapter 153 of this village code.

Section 112.4 Failure to Comply. is hereby amended by deleting the last phrase in the section in its entirety and replacing it with the following new phrase:

shall be liable to a fine as established under section § 10.99 of this code *of not less than one hundred dollars ($100.00) and not exceeding fifty thousand dollars ($50,000.00)*

Section 202 General Definitions. is hereby amended by adding the following new definition:

FAMILY. The definition of a family can be found in the definitions section of chapter 154 of this Code, however, the provisions of this section shall not be construed to prevent the occupancy of any dwelling unit by a child born subsequent to the initial occupancy of the unit by the family.

Section 202 General Definitions. is hereby amended by deleting the definition for ROOMING HOUSE and replacing it with the following:

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ROOMING HOUSE. The definition of a rooming house can be found in the definitions section of chapter 154 of this Code.

Section 202 General Definitions. is hereby amended by deleting the definition for ROOMING UNIT and replacing it with the following new definition:

ROOMING UNIT. The definition of a rooming unit can be found in the definitions section of chapter 154 of this Code.

Section 302.1 Sanitation. is hereby amended by adding the following new section:

Section 302.1.1 Blighting or Deteriorating Influence. All exterior areas and premises of the structure and property shall be maintained safe, clean and sanitary, free from any accumulation of rubbish, garbage, or other items, or any other condition which may constitute a blighting or deteriorating influence on the premises or neighborhood. Storage of debris, junk or construction materials, which are not associated with an approved use or permitted construction at that site, shall be prohibited.

Section 302.4 Weeds. is hereby amended by inserting the following measurement in the appropriate slot:

eight (8) inches in height

Section 304.14 Insect Screens. is hereby amended by inserting the following dates in the appropriate slot:

January 1 to December 31

Section 304.18 Building Security. is hereby amended by adding the following new section:

Section 304.18.4 Certain Multi-Family Dwellings. Any multiple-family dwelling containing three (3) or more dwelling units and having common entry doors used for ingress and egress shall have those doors equipped with functioning hardware for locking.

Section 401.2 Responsibility. is hereby amended by adding the following new section:

Section 401.2.1 Removal, Shut Off or Discontinuation. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this section to be removed, or shut off, or discontinued for any occupied dwelling or dwelling unit let or occupied by said owner operator or occupant; except for such temporary interruption as may

be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

Section 404.2 Minimum Room Widths. is hereby deleted in its entirety and replaced with the following new section:

Section 404.2 Minimum Room Areas. The minimum room area requirements can be found in the Minimum Room Area section of chapter 153 and the Zoning-Residence Districts of chapter 154 of this Code.

Section 404.4.5 Other Requirements. is hereby repealed in its entirety and replaced by the following new section:

Section 404.4.5 Other Requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, Chapter 4 (Light, Ventilation and Occupancy Limitations), Chapter 5 (Plumbing Facilities and Fixture Requirements), Chapter 6 (Mechanical and Electrical Requirements) and Chapter 7 (Fire Safety Requirements).

Section 404.7 Food Preparations. is hereby amended by adding the following new section:

Section 404.7.1 Rooming Houses and Units. Cooking in rooming units is prohibited. Communal cooking and dining facilities in a rooming house are allowed in rooms specially designated for such use, i.e., a kitchen and dining room.

Section 501.2 Responsibility. is hereby amended by adding the following new section:

Section 501.2.1 Removal, Shut Off or Discontinuation. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this section to be removed, or shut off, or discontinued for any occupied dwelling or dwelling unit let or occupied by him; except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

Section 601.2 Responsibility. is hereby amended by adding the following new section:

Section 601.2.1 Removal, Shut Off or Discontinuation. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this section to be removed, or shut off, or discontinued for any occupied dwelling or dwelling unit let or occupied by him; except for such temporary interruption as may be necessary while actual

repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

Section 602.3 Heat Supply. is hereby amended by inserting the following dates in the appropriate slots:

September 15 to June 1

Section 602.4 Occupiable Work Space. is hereby amended by inserting the following dates in the appropriate slots:

September 15 to June 1

Section 605.1 Installation. is hereby amended by adding the following new section:

Section 6.05.1.1 Residential Rental and Home Daycare Properties. All residential rental and daycare properties shall be in compliance with the Zoned Residential Rental Properties and Home Daycare Properties section of chapter 152 of this Code.

Section 701.2 Responsibility. is hereby amended by adding the following new paragraph:

Section 701.2.1 Removal, Shut Off or Discontinuation. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this section to be removed, or shut off, or discontinued for any occupied dwelling or dwelling unit let or occupied by him; except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

Section 704 Fire Protection Systems. is hereby amended by adding the following new section:

Section 704.3 Batteries for Smoke and Carbon Monoxide Detectors. If a dwelling is equipped with battery-operated smoke detection devices and carbon monoxide detection devices, the owner shall be responsible for providing batteries to the smoke detectors and carbon monoxide detectors which are inside a dwelling unit at the beginning of tenancy. Thereafter, the occupant shall be responsible for insuring that the batteries are energized during the term of occupancy.

(Ord. 09-071, passed 6-23-2009; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 14-070, passed 7-8-2014; Am. Ord. 15-104 , passed 9-22-2015; Ord. 18-009 , passed 1-23-2018)"

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SECTION FOUR: Title 9, Chapter 108 (Public Safety Radio Amplification System) of the Schaumburg Village Code is repealed in its entirety.

SECTION FIVE: Title 15, Chapter 153, Section 157.02 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 153.02 ADOPTION OF REGULATIONS.**

There are hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, the following building codes:

(a) The International Codes from the International Code Council (ICC):

(1) 2021 Building Code (the "2021 IBC"), including the local amendments to chapter 9 (fire protection systems) and chapter 10 (means of egress) of the 2021 IFC which are duplicated in their entirety in chapters 9 and 10 of the 2021 IBC, but excluding chapter 27 (electrical), chapter 28 (mechanical systems) and chapter 29 (plumbing systems);

(2) 2021 Existing Building Code (the "2021 IEBC");

(3) 2021 Fire Code (the "2021 IFC") including appendix D (fire apparatus access roads), appendix E (hazard categories), appendix F (hazard ranking), appendix G (cryogenic fluids - weight and volume equivalents), appendix N (indoor trade shows and exhibitions);

(4) 2021 Fuel Gas Code (the "2021 IFGC");

(5) 2021 Mechanical Code (the "2021 IMC");

(6) Chapter 11 (storm drainage); Chapter 12 (special piping and storage systems); Chapter 13 (non-potable water systems); and Chapter 14 (subsurface landscape irrigation systems) of the 2021 Plumbing Code (the "2021 IPC");

(7) 2021 Property Maintenance Code (the "2021 IPMC");

(8) 2021 International Residential Code (the "2021 IRC") including appendix A (sizing and capacities of gas piping), appendix B (sizing of venting systems serving appliances equipped with draft hoods, category I appliances listed for use with type B vents),

appendix C (exit terminals of mechanical draft and direct-vent and venting systems), appendix J (existing buildings and structures), appendix K (sound transmission), and appendix U (solar ready provisions - detached one-and two-family dwellings, multiple single-family dwellings (townhouses)), but excluding Part VII (plumbing), chapters 25 to 33 and Part VIII (electrical) Chapters 34 to 43; and

(9) Chapter 7 (onground storable residential swimming pools); Chapter 8 (permanent inground residential swimming pools); Chapter 9 (permanent residential spas and permanent residential exercise spas); Chapter 10 (portable residential spas and portable residential exercise spas) and Chapter 11 (referenced standards) of the 2021 International Swimming Pool and Spa Code (the "2021 ISPSC").

(b) NFPA 70 (The 2020 National Electric Code (the "2020 NEC")) from the National Fire Protection Association (NFPA).

(c) All codes as listed in items (a) and (b) herein are adopted in their entirety except for local amendments and requirements as contained in chapter 99 (Property Maintenance and Occupancy); chapter 151 (Subdivision and Land Development); chapter 152 (Electrical Code); chapter 153 (Building Code); chapter 156 (Plumbing Code) and chapter 157 (Fire Code) of this Code.

(d) Illinois State Codes Adopted By Reference:

(1) The current edition of the Illinois Accessibility Code;

(2) The current edition of the State of Illinois Elevator Safety Code;

(3) The current edition of the Illinois Energy Conservation Code; and

(4) The current addition of the State of Illinois Plumbing Code.

§153.02.1 - APPLICATION OF CODES; FILING REQUIREMENTS; EFFECTIVE DATE.

(a) Codes Adopted and Incorporated Herein: A copy of each of the building codes listed in §§ 153.02(a) and (b) herein are on file in the community development department and each is hereby adopted and incorporated as fully as if set out at length herein, and from the effective date hereof, the provisions shall be controlling in the construction of all buildings and structures within the corporate limits of the village.

(b) Effective Date: All amendments to chapter 153 as contained herein are to be effective as of December 1, 2022.

(c) Effective Date of Codes on Previously Approved Building and Development Plans: In cases in which a building or development project has been approved by the village board pursuant to the provisions of chapter 154 of this Code prior to December 1, 2022, but a building permit has not been issued prior to that date, the building or development project shall comply with the building codes in effect on November 30, 2022.

Exception:

i. If the building permit for the building or development project, or a portion of the development project, has expired any time after December 1, 2022, and if new building permits are subsequently obtained, the building or development project shall comply with the building codes in effect on the date of the new permit issuance.

ii. If construction of a building was started, abandoned, then restarted, the building code to be followed will be at the discretion of the community development director.

(Ord. No. 18-032 , passed 3-13-2018)"

SECTION SIX: Title 15, Chapter 153, Section 153.03 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 153.03 LOCAL AMENDMENTS TO THE ICC CODES.**

(A) The adopted costs listed in § 153.02(a) are hereby amended as follows:

All sections referencing "Board of Appeals" or "Means of Appeal" in the adopted codes listed in § 153.02(a), shall be repealed and replaced by the following new section:

§153.03.1 - APPEAL PROCESS.

(a) In the event a building permit is denied and or there is a request for variation relative to the application, interpretation, order, determination or decision of the village building official regarding the village's adopted codes, or a waiver or modification to the building regulations herein, the applicant shall have the right to appeal.

(b) An application for appeal shall be based on a claim that the true intent of this code or other regulations legally adopted thereunder have been incorrectly interpreted, the

provisions of this code do not fully apply, or an equally good or better form of construction is proposed, or that an appellant can demonstrate a practical difficulty or particular hardship in attaining compliance.

(c) The appeal process would begin with a written appeal detailing the basis of the appeal. It shall be filed with the director of community development, who will set it for a preliminary hearing with the building official, the director of community development and the applicant. If requested by the director of community development, a representative of the village attorney's office may be present as well.

(d) In the event the applicant is not satisfied with the preliminary hearing, the applicant may further appeal to the Board of Trustees by way of its planning, building and development committee (the "committee"). Once a second written appeal is made, a public hearing shall be set within a reasonable period of time.

(e) Written notice of the hearing will be provided the applicant. The hearing may be conducted as an item of the committee meeting. At the hearing, evidence shall be received from the applicant, village staff and any other interested party. The applicant shall provide evidence which demonstrates that the true intent of this code or other regulations legally adopted thereunder has been incorrectly interpreted, and/or the practical difficulty or particular hardship of attaining compliance.

(f) The committee shall recommend granting or denying the appeal to the village board, however, the granting of the appeal will not endanger the public health, safety and welfare and will result in a standard of construction which is reasonable, practical and comparable to that required by the existing codes. No appeal may be granted without final action by the board of trustees.

(B) The following definitions shall be added to the definitions sections of the adopted codes listed in § 153.02(a), and wherever the words are used in this Code, they shall be held to mean as prescribed herein:

§153.03.2 - DEFINITIONS.

BOARD OF TRUSTEES: The President and Board of Trustees of the Village of Schaumburg.

BUILDING OFFICIAL: The Community Development Director of the Village of Schaumburg, or an authorized designee.

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CORPORATION COUNSEL: The Office of the Village Attorney of the Village of Schaumburg.

MUNICIPALITY: The Village of Schaumburg, Cook and DuPage Counties, Illinois.

(C) The phrase "Department of Building Safety" will be repealed and replaced in the adopted codes listed in § 153.02(a) with the phrase "the Community Development Department".

(D) All sections referencing "the duties and powers of the building official" in the adopted codes listed in § 153.02(a), shall be repealed and replaced by the following new section:

§153.03.3 - DUTIES OF THE BUILDING OFFICIAL; AUTHORIZED DESIGNEE.

The duties of the building official, which will be undertaken by the director of community development, or an authorized designee, shall be as follows:

(a) To devote full-time hours to the duties of the office;

(b) To receive applications required by this code, issue permits and furnish the prescribed certificates;

(c) To examine premises for which permits have been issued and make necessary inspections to see that the provisions of law are complied with and that construction is undertaken safely;

(d) To enforce all provisions of this building code;

(e) When requested by proper authority, or when the public interest so requires, to make investigations in connection with matters referred to in the building code and render written reports on the same;

(f) To enforce compliance with local and State laws by ordering the removal of illegal and unsafe conditions;

(g) To order that the necessary safeguards are provided during construction;

(h) To require that adequate ingress and egress facilities are provided for in buildings and structures;

(i) To issue notices or orders as may be necessary to enforce this code; and

(j) To make inspections required under the provisions of this code.

Note: The community development director, or an authorized designee, may accept reports by recognized inspection services, after verification of their qualifications and reliability. No certificate called for by any provision of the building code shall be issued relying on such reports, unless the report is in writing and is certified by an officer of such service.

(k) To keep comprehensive records of applications, permits, certificates, inspections, reports, and notices or orders, which shall be retained with all file copies of required plans and blueprints relating to building construction in the village.

(1) In the event that plans and blueprints have been microfilmed, scanned or otherwise preserved electronically, the paper file copies of such plans and specifications may be destroyed by order of the director of community development, but no sooner than two (2) years after the completion of the structure or building to which such plans and blueprints pertain.

(2) All such records shall be open to public inspection for good and sufficient reasons at the stated office hours, but shall not be removed from the office of the director of community development without the written consent of the director, or an authorized designee.

(l) The director of community development, or an authorized designee, shall make written or verbal reports to the board of trustees as necessary, including statements of permits and certificates issued, and orders promulgated.

(E) All sections referencing "permit requirements", "work exempt for or from permits", "expiration of permits", "extension of permits", "demolition permits" and "permit revocations or stop work orders" in the adopted codes listed in § 153.02(a), with the exception of Section 105.5 (required operational permits) and Section 105.6 (required construction permits) of the 2021 IFC are hereby repealed and replaced with the following new sections:

§153.03.4 - PERMIT REQUIREMENTS.

Permits Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to

cause any such work to be done, performed, shall first make application to the community development department and obtain the required permit.

Exceptions:

Permits shall not be required for the following:

i. When the original material and labor value of an alteration, addition, replacement, or repair is less than five hundred dollars ($500.00), but also complies with the size and location requirements in chapter 154 of this Code, or the area of repair/replacement is less than one hundred (100) square feet (i.e., siding or roofing) or sixteen (16) linear feet (i.e., fences) and the repairs are not life safety related and do not involve any mechanical, electrical, plumbing, or fire alarm work.

ii. Decorating or normal maintenance, unless the work involves alteration of existing electrical or plumbing systems, installation of new electrical or plumbing, or structural modifications to the building.

iii. Replacement of single plumbing fixtures for maintenance purposes or replacement of existing doors and windows that do not involve structural changes or electrical hazards.

§153.03.4.1 - EXPIRATION OF PERMITS.

(a) Residential permits are valid for a one-year period.

(b) Single-family residential permits for sheds, fences, reroofs, porches, patios, driveways, sidewalks, decks, pools, siding and detached garages are valid for one hundred eighty (180) days.

(c) Commercial and industrial permits are valid for a period of two (2) years.

(d) When construction work is not completed within the above time limit, the permit will be considered expired.

§153.03.4.2 - EXTENSION OF PERMITS.

(a) Extensions of permits may be granted by the director of community development or designee for a period not to exceed one hundred eighty (180) days upon demonstration of

justifiable cause for the extension. Extensions which exceed one hundred eighty (180) days may be granted by the village board.

(b) Extensions shall be requested in writing and shall only be granted upon demonstration by the applicant of justifiable cause. A request for an extension shall include the following:

(1) an explanation of the hardship which resulted in the work not being completed;

(2) a detailed description of all work which has not yet been completed and a time line for completion. No work shall be left incomplete which may result in a life safety issue or result in a public nuisance or endangerment; and

(3) a detailed description of how any unfinished portions of the building or structure will be protected from outside elements so as not to cause damage to the structure.

§153.03.4.3 - SUBMISSION FOR PERMIT.

A permit for new construction, alteration, replacement, repair or addition to an existing building or structure shall be processed only upon the submission of the following information to the community development department:

(a) Building Plans: A clear and legible pdf file at the scale as designated on the drawings. Where the cost of the construction, alteration or addition and/or where structural elements are involved exceeds the sum of ten thousand dollars ($10,000.00), such plans shall include the digital seal/signature of a duly licensed and registered architect or structural engineer of the State of Illinois. The certification by said architect or engineer shall state that the plans conform to the building code. The wet seal of a duly licensed and registered architect or structural engineer of the State of Illinois may also be required at the discretion of the village building official when structural alterations are within the proposed scope of work.

(b) Diagrams: Complete structural, plumbing and electrical diagrams on each set of plans, as appropriate.

(c) Application Forms: Complete structural, plumbing and electrical application forms, as appropriate.

(d) Plats of Survey: A clear and legible pdf file, showing the exact location of proposed construction, including all existing and proposed grades, dimensions, and set-backs.

(e) Security: The construction of a single-family attached or detached unit shall require project security, in the form of a letter of credit, bond, or deposit in the amount of ten thousand dollars ($10,000.00), unless the single-family attached or detached unit is located in an area that is covered by security submitted in conjunction with a land development permit. The purpose, use and requirements of the security as described in this section will be in accordance with the security section of chapter 151 of this Code.

(f) Refuse and Recycling Plan: Prior to issuance of a permit for construction of a new building or an addition to an existing building, the contractor or developer shall submit a refuse and recycling plan to the village.

(1) The plan must provide a good faith estimate of the percentage of each item to be recycled or diverted, the name of the hauler of each designated item, and the means and methods of collecting and separating each type of debris.

(2) The overall percentage of all debris recycled must be no less than thirty-five percent (35%) of the total site debris. If the contractor or developer can provide documentation that materials were already removed from the site prior to preparation of the refuse and recycling plan, those materials may be counted towards the required thirty-five percent (35%).

Exception: Single-family homes are not required to meet the thirty-five percent (35%) minimum, but must provide documentation that shows that materials from the site were recycled or diverted where possible.

(3) The contractor or developer may be required to submit documentation from the refuse hauler throughout the construction project proving that recycling and proper diversion is being done.

(4) Following completion of construction and prior to release of the required project security, as required in chapter 151 of this Code, the contractor or developer must submit documentation from the waste hauler or recycler showing the amount of material that was recycled or diverted, along with the amount of material taken to the landfill.

§153.03.4.4 - DEMOLITION PERMITS.

(a) Any removal or demolition of a building, structure or portion thereof shall require a permit prior to proceeding with the work. Removal or demolition permits shall only be

issued upon the submission of the following information to the community development department:

Exceptions:

i. Permits shall not be required for the following:

- *Removal of fences when the fence will not be replaced.*

- *Removal of single-family residential accessory structures, with the exception of detached garages.*

ii. In addition to these requirements, demolition within the Olde Schaumburg Centre shall require an approval per chapter 31 of this Code.

(b) Contractor Information: All pertinent contact information for the contractor performing the demolition and who must be licensed prior to issuance of the permit.

(c) Proposed Work: Information detailing the structure or portion of structure to be removed or demolished, including copies of requisite permits from Cook County, the state, or federal agencies as may be required.

(d) Tree Protection Plan and Inspection.

(e) Cost Estimate: A cost estimate for all proposed work, including, but not limited to, removal of the structure and any hard paved surface such as parking lots, driveways, sidewalks, and old foundations, and deposit of topsoil at its average grade as well as grass seed with an erosion control blanket to allow a stand of grass to grow.

(f) Plumbing Permit: For the disconnection of water and/or sewer services as required by chapter 156 of this Code.

(g) Security: A letter of credit, bond or deposit to guarantee the restoration of the property to its natural condition.

(1) Commercial, Industrial, and Multifamily Residential Property: Demolition of commercial or multifamily residential property shall require a letter of credit, bond or deposit sufficient to restore the property to its natural condition, including, but not limited to, the removal of any hard paved surface such as parking lots, driveways,

sidewalks, and old foundations, and deposit of topsoil at its average grade as well as grass seed with an erosion control blanket to allow a stand of grass to grow.

(2) Single-Family Detached Property: The demolition of a single-family detached unit shall require security, in the form of a letter of credit, bond, or deposit in the amount of ten thousand dollars ($10,000.00), unless the single-family detached unit is located in an area that is covered by security submitted in conjunction with a land development permit. Each property shall be subject to the same restoration requirements as outlined in item (3) of this section.

(3) Release of Security: Any letter of credit, bond or deposit to guarantee the restoration of the property to its natural condition may be refunded upon completion of the work and approval by the director of community development, or an authorized designee, or issuance of a new construction permit for construction at that location for another building or structure. In the event the property has not been restored to its natural condition or new construction has not begun within six (6) months of the issuance of the demolition permit for commercial, industrial, or multi-family property or within thirty (30) days of the issuance of the demolition permit for single-family property, said letter of credit, bond or deposit may be used by the village to restore the premises to its natural condition.

Exceptions:

i. If the property owner has submitted an application for land development permit as required in chapter 151 of this Code and a letter of credit, bond, or deposit of funds to guarantee the work associated with the land development permit, then the security described in this item (3) of this section is not required.

ii. No security shall be required for detached garages on single-family property.

(4) Expiration and Extensions: Commercial and industrial demolition permits and residential demolition permits for multi-family housing are valid for six (6) months. Residential demolition permits for detached single-family units are valid for thirty (30) days. Permits where work is not completed within the above time frame shall expire. Any extension to the duration of these types of permits will be determined by the director of community development, or an authorized designee.

(5) Refuse and Recycling Plan: Prior to issuance of a demolition permit, the contractor or developer shall submit a refuse and recycling plan to the village.

a. The plan must provide a good faith estimate of the percentage of each item to be recycled or diverted, the name of the hauler of each designated item, and the means and methods of collecting and separating each type of debris.

b. The overall percentage of all debris recycled must be no less than thirty-five percent (35%) of the total site debris. If the contractor or developer can provide documentation that materials were already removed from the site prior to preparation of the refuse and recycling plan, those materials may be counted towards the required thirty-five percent (35%).

Exception: Single-family homes are not required to meet the thirty-five percent (35%) minimum, but must provide documentation that shows that materials from the site were recycled or diverted where possible.

c. Following demolition, prior to release of the required security for the projects, the contractor or developer must submit documentation from the waste hauler or recycler showing the amount of material that was recycled or diverted, along with the amount of material taken to the landfill.

§153.03.4.5 - PERMIT REVOCATION; STOP WORK ORDERS.

(a) The director of community development, or an authorized designee, may revoke a permit where there has been any false statement or misrepresentation as to a material fact in the application of plans and/or other related ordinances on which the permit was based.

(b) The director of community development, or an authorized designee, may issue a stop work order which shall provide notice that the work on any building or structure is being prosecuted contrary to the provisions of this code, or that the work is being done in an unsafe or dangerous manner and such work shall be immediately stopped.

(c) The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work, or in the event no person is available, the stop work order may be prominently displayed on the structure or property. The notice may also state the conditions under which work will be permitted to resume. In the event the owner disputes the stop work order, the owner may appeal the order to the director of community development or an authorized designee.

(d) Any person who shall continue to work in or about the structure after a stop work order has been issued, except for such work as that person is directed to perform to remove the violation or unsafe condition, is in violation of this section.

(e) The director of community development, or an authorized designee, may revoke a permit after issuance of a stop work order if work is performed in violation of that stop work order. If after a stop work order has been issued, there is any reason to believe that further work is being done or has been done, the director of community development, or an authorized designee, may request an injunction as provided by law against those persons continuing with such work.

(F) All sections referencing "fees", "building fees", "permit fees" "plan review fees", or "abuse fees" in the adopted codes listed in § 153.02(a), are hereby repealed and replaced with the following new sections:

§153.03.5 - PERMIT FEES AND FEE SCHEDULES.

The fee schedule for the department of community development is specified in § 41.01 et seq. of this Code. No permit required by this Code shall be issued until the appropriate fee is paid to the village. Further, no amendment to a permit will be approved until an additional fee, if appropriate, is paid to the village.

In certain unique situations where the application of the fee schedule is unreasonable or creates fees that put an undue burden on the applicant compared to the village's costs associated with the project, the building permit fee calculation may be appealed to the director of community development. The decision of the director of community development may then be appealed to the village manager. The applicant shall have the burden of showing that the fee calculated by the director of community development pursuant to § 41.01 et seq. of this Code is incorrect or unreasonable. The village manager's decision shall be final.

(Ord. 19-004 , passed 1-8-2019)

§153.03.5.1 - RE-INSPECTION FEES.

(a) Whenever the director of community development, or an authorized designee, determines it necessary for the purpose of establishing compliance with this code or other standalone village ordinances, a re-inspection fee as listed in § 41.01 of this Code, per re-inspection may be assessed against the general contractor, builder, and/or the owner for each such inspection or re-inspection.

(b) The reasons for such a fee shall include, but are not necessarily limited to the following:

(1) Re-inspection for the purpose of issuing an occupancy permit;

(2) An inspection or re-inspection based on possible code violations;

(3) Any re-inspection performed as a result of the director of the community development, or an authorized designee, acting in the discharge of official duties;

(4) An inspection which was requested at a time when the work had not been completed or said request for inspection was premature will be considered a re-inspection;

(5) Any re-inspection of a same or similar violation of this code which had existed in another building in which the general contractor, builder, and/or owner had constructed, controlled or maintained an ownership interest in, had received notice of a violation of this code or stand-alone village ordinances; and

(6) What turned out to be an unnecessary or premature inspection, which was required by the director or community development, or an authorized designee, due to potential violation of this code or standalone village ordinances will be considered a re-inspection.

(G) All sections referencing "certificates of occupancy", or "occupancy certificates" in the adopted codes listed in § 153.02(a), are hereby repealed and replaced with the following new section:

§153.03.6 - CERTIFICATES OF OCCUPANCY.

(a) No certificate of occupancy issued pursuant to the requirements of chapter 154 of this Code shall be issued for the occupancy of any building constructed or altered after this chapter was enacted, unless the building has been constructed or altered in compliance with the provisions of this code. Upon making final inspection of any construction work for which a permit is required, the director of community development, or an authorized designee, may execute a document indicating that such final inspection has been made and that no violation of the provisions of this chapter have been found, but that document shall be in no way a certificate or statement that the work has been properly done in compliance with this code and shall not be considered as an assurance that the work has been properly done.

(b) No building subsequently erected or altered shall be occupied or used for any purpose excepting in compliance with chapter 154 of this Code.

(c) In addition to the certification as to compliance with the provisions of this code, the certificate of occupancy shall state the purposes for which the building may be used in its several parts, and all special stipulations upon the permit, if any.

(d) Upon request of the holder of a building permit, the director of community development, or an authorized designee, may issue a temporary certificate of occupancy for part or parts of a building; provided that such temporary occupancy or use would not jeopardize life or property. No temporary certificates of occupancy of this type shall be issued to cover a period of more than six (6) months. If a temporary certificate of occupancy is issued with conditions, it may be revoked if conditions are not complied with as determined in writing by the director of community development, or an authorized designee. The applicant shall be responsible for completing all work within the designated timeframes and shall then pursue a final certificate of occupancy, without conditions, prior to the expiration date of the temporary certificate of occupancy.

(e) A certificate of occupancy shall be issued within five (5) days after a written application has been submitted, and if the building at the time of the application is code compliant. Whenever a certificate of occupancy is issued for a residential unit by the village, the party receiving the certificate shall furnish the purchaser or renter of the residential unit with a copy of said certificate of occupancy, whether it is a final or conditional certificate.

(f) A fee as per the fee schedule specified by § 41.01 of this Code for each certificate of occupancy for all types of property shall be payable at the time of written application.

(g) No change of use shall be made in a building hereafter erected or altered that is not consistent with the last issued certificate of occupancy for that building. Alterations may be made to a building or premises that has a valid certificate of occupancy, upon issuance of any required permits for such work. If said alterations do not change or expand the use of the building or premises, then a new certificate of occupancy is not required; however, upon request, the community development director, or an authorized designee, may provide documentation showing that the work performed under the permit has passed final inspection.

(h) Changes in ownership of the building or premises or changes in ownership of the business occupying the building or premises shall require a new certificate of occupancy.

(Am. Ord. 20-026 , passed 4-14-2020)

(H) All sections referencing "surveys", "spot surveys", "certified surveys", "final site plan or "final plot plan" in the adopted codes listed in § 153.02(a), are hereby repealed and replaced with the following new sections:

§153.03.7 - CERTIFIED SURVEYS TO BE PROVIDED.

(a) For all types of residential and commercial construction, permit applicants shall furnish the department of community development with a certified spot survey prepared by a licensed and registered Illinois land surveyor, showing the location of the foundation of any building on the lot for which a building permit has been applied for as a condition of approval.

(b) After completion of all foundations and slabs, and prior to construction of any structure, a certified top of foundation and top of slab drawing elevation shall be submitted to the community development department for approval.

Exception:

i. Residential additions with footprints of 500 square feet or less are not required to provide a certified top of foundation and top of slab drawing elevation, except if required by the community development director or an authorized designee.

§153.03.8 - DISPLAY OF FINAL SITE PLAN.

If requested by the village, any owner, builder or developer offering for sale or rental any residential unit which is included within an approved final site plan, shall post a copy of the approved final site plan in a conspicuous place in a sales or rental office on, or immediately adjacent to the site in question. The approved final site plan shall be of a size and character sufficient to inform members of the public of the location of each unit to be sold or rented, the configuration of the development and all other pertinent factors relating to said the approved final site plan.

(I) All sections referencing "lot, building, and structure foundation grading or drainage" in the adopted codes listed in § 153.02(a), are hereby repealed and replaced with the following new section:

§153.03.9 - LOT AND FOUNDATION GRADE REGULATIONS.

(a) No lot shall be graded in such a manner as to raise the grade of the same at any point higher than a continuous grade between the grade of the lots on either side.

(b) All foundation grades shall be established in such a manner as to achieve the free, natural and unobstructed flow of surface water or stormwater. The director of community development, or an authorized designee, shall promulgate rules and regulations,

inconsistent with this section, for the purpose of determining such foundation grades, and the rules and regulations promulgated this way shall have the force and effect of law.

(c) Every application for a building permit shall show the foundation grade and grading plan of the proposed construction. No foundation shall be approved or building permit issued except in conformity with the rules and regulations described in this section.

(d) Every building or structure constructed in a location for which an approved lot grading plan is on file shall conform to the approved grading plan.

(e) No occupancy permit or other indication of approval of new construction by the director of community development, or an authorized designee, shall be issued for any premises which violates the rules and regulations described in this section or hereunder.

(J) All sections referencing "building foundation" or "building foundation walls" in the adopted codes listed in § 153.02(a), are hereby amended by adding the following subsection:

§153.03.10 - BUILDING FOUNDATIONS.

(a) All building foundations shall be constructed with concrete.

(b) A keyway shall be inscribed in all concrete footings and shall be a minimum of one and one-half inches (1-1/2") in depth and three inches (3") in width, or as designed by an Illinois registered architect. The more stringent requirement shall prevail.

(c) The keyway shall be centered in the footing and shall be inscribed so as to be fully complete around the entire building footing.

(d) All concrete placed for foundation walls shall be vibrated in a manner as to aid in preventing a honeycomb and/or cold joint effect in any foundation wall.

(e) In concrete residential foundation walls a minimum of two (2) number 4 reinforcing bars shall be installed within eighteen inches (18") at the top and bottom, unless otherwise specified by an approved structural design.

(f) A minimum of two (2) number 4 reinforcing bars shall be installed to encompass all window and/or door openings in all concrete footing and wall applications.

(g) Said reinforcing rods shall be arranged around all window and/or door openings in concrete footing and wall applications in a manner that is acceptable to the building official.

(h) If a monolithic slab work with integral foundation wall containing ductwork is placed in separate pours a suitable seam seal water stop system shall be installed at the joint to prevent water infiltration under the slab.

(i) All form ties shall be removed from the inside and outside of all foundation walls. Voids created by removal of ties shall be filled with a suitable cement mortar or method acceptable to the building official prior to application of waterproofing or damp-proofing.

(j) In structures designed under the international building code reinforcement shall be installed as per the design professional.

(k) Concrete analysis shall be performed if deemed necessary by the building official and all costs for such analysis shall be incurred by the developer or builder.

(l) A soils test/analysis shall be performed for all new footings or trench foundations prior to the pouring of said footings or foundations. A copy of the test report shall be provided to the village inspector at or prior to the footing or foundation inspection.

(m) All existing foundations shall be structurally sound and shall resist the passage of water.

(K) Section R304 (Minimum Room Areas) of the 2021 IRC is hereby repealed in its entirety and replaced with the following new section:

R304 - MINIMUM RESIDENTIAL ROOM AREAS.

Except as otherwise provided by this code or standalone zoning ordinances, the minimum size of houses and apartments and for rooms for uses specified in this section shall meet the standards specified below:

(a) Living Units: The minimum floor area shall be measured at the first floor on the main floor level from the outside of exterior walls, except that for apartments or flats, the measurement shall be from the outside of exterior walls to the centerline of dividing partitions between living units. Minimum floor area shall be exclusive of any areas used for halls or corridors.

One-Family and Two-Family Dwelling Units	**Minimum Area in Square Feet (SF)**
Single-Family	See the Residence Districts sections of chapter 154 of this Code
Apartment or Flat	600 SF

(b) Individual Rooms: The minimum floor area for individual rooms shall be measured on the floor surface from inside of finished wall to inside of finished wall.

(c) Bedrooms: Shall not be less than 100 SF.

(d) Bathroom Sizing: Toilet, bath and shower spaces shall be sized according to the provisions of IRC 307. The water closet may be located in a separate compartment adjoining the bathroom.

(e) Bedroom Closets: Each bedroom shall have at least one (1) closet or wardrobe having the following minimum dimensions:

Depth	2 feet
Floor area	7 square feet
Height	6 feet

(f) Garage Size: If garages are provided, the minimum garage dimensions and sizes for all residential housing units shall be as follows:

Dimension	One-Car Garage	Two-Car Garage
Minimum length	21 feet	21 feet
Minimum width	10 feet	19 feet
Minimum size	230 square feet	420 square feet

(L) Section R309 (Garages and Carports) of the ~~2015~~2021 IRC is hereby amended by adding the following new section:

R309.6 - GARAGES AND DRIVEWAYS
Where a residential garage is located to the rear of the premises the side drive aisle shall be a minimum of nine feet (9') wide. When the driveway is located in the area immediately adjacent to utility meters or pedestals such equipment shall be suitably protected from potential vehicle impact according to the provisions of section 312 (vehicle impact protection) of the 2021 IFC.

(M) The following information shall be utilized to complete the Table R301.2(1) (Climatic and Geographic Design Criteria) of the 2021 IRC:

TABLE R301.1.2(1) – CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

(a) Ground Snow Load: 25 pounds per square foot

(b) Wind Speed:

(1) Wind speed 115 mph; 3 second gusts

(2) Topographic Effects: No

(3) Special Wind Region: No

(4) Wind-Borne Debris Zone: No

(c) Seismic Design Category: B

Subject to Damage From:

(1) Weathering: Severe

(2) Frost Line Depth: 42 inches

(3) Termite: Moderate to heavy

(d) Winter Design Temperature: Minus 4 degrees Fahrenheit

(e) Ice Barrier Underlayment Required?: Yes

(f) Flood Hazards: (See current FIRM & FBFM maps)

(g) Air Freezing Index: 2000

(h) Mean Annual Temperature: 50 degrees Fahrenheit

(N) All sections referencing "heating or cooling ducts" or "air ducts" in the adopted codes listed in § 153.02(a), are hereby amended by adding the following subsection:

§153.03.11 - HEATING AND COOLING AIR SUPPLY DUCTS INSTALLED IN CONCRETE SLABS.

All heating duct, cooling duct, make up air duct, air return duct, and the like, installed in any concrete floor slab or below, shall be of a type accepted by and installed in accordance with the adopted codes listed in § 153.02(a). Water seepage into any heating duct, cooling duct, make up air duct, air return duct, et al, is a violation of this code and it shall be the responsibility of the developer, contractor, and/or subcontractor, to fully comply with all village requirements.

(O) All sections referencing "beams" or "columns" in the adopted codes listed in § 153.02(a), are hereby amended by adding the following subsection:

§153.03.12 - BEAMS AND COLUMNS.

Shim material or shim stock may be used with support beams or support columns; shall be made of steel; shall not be less than the width of any support beam or support column; and shall not exceed three-fourths of an inch (3/4") in total combined thickness.

(P) Section R408.3 (Unvented Crawl Spaces) of the 2021 IRC is hereby amended by adding the following new section:

R408.3.1 - CRAWL SPACE CONSTRUCTION.

In crawl spaces, the earthen floor shall be prepared level for the installation of a minimum of two inches (2") of coarse stone granular material, measuring one-half inch (1/2") to five-eighths inch (5/8") over which a minimum of two inches (2") of concrete shall be poured.

(Q) Section R803.2.1 (Identification and Grade) of the 2021 IRC is hereby amended by adding the following new section:

R803.2.1.3 - ADDITIONAL VILLAGE REQUIREMENTS.

(a) Seven-sixteenths inch (7/16") or one-half inch (1/2") (nominal) wood structural panels shall be the minimum sheathing material used in roof applications.

(b) Wood structural panels, less than five-eighths inch (5/8") (nominal) sheathing roof assemblies with rafter spacing greater than sixteen inches (16") shall have all edges of roof sheathing material blocked or shall have galvanized metal ply clips installed. This shall apply to all structures over one hundred twenty square feet (120 SF).

(c) Galvanized metal ply clips shall be spaced so as to be centered between roof truss systems, roof joists, or rafters.

(d) Blocking shall be centered between sheathing joints and shall be sized for proper fit between trusses, rafters, and the like.

Exception: Where roof sheathing material is tongue and groove, galvanized metal ply clips or blocking may be omitted.

(R) Section 2509.2 (Base for Tile) of the 2021 IBC is hereby amended by deleting the first sentence in this section in its entirety and replacing it with the following new sentences:

Materials used as a base for wall tile, wall and ceiling panels tub and shower surrounds and \ the like in tub and shower areas shall consist solely of the materials listed in Table 2509.2 and installed in accordance with the manufacturer's specifications and recommendations. Repairs of these types of areas shall also be made using the materials listed in Table 2509.2.

(S) All sections referencing "cement", "cementitious", "concrete" or "asphalt" in the adopted codes listed in § 153.02(a), are hereby amended by adding the following subsections:

§153.03.13 - CONCRETE REPLACEMENT.

All concrete work in new construction that has been displaced, or has shifted, lifted, or suffered similar damage by frost/freeze movements, or from inadequate soil conditions, shall be completely replaced by the owner, builder or developer, collectively, the "permittee".

§153.03.14 - WET LOCATIONS.

In bathrooms or commercial construction of kitchens and/or others areas as determined by the community development director or an authorized designee, which are subject to continuously wet conditions, the areas where the wall meets the floor shall have wallboard of a cementitious or equivalent product to a height of a minimum of two feet (2') for the purpose of preventing the growth of mold and for better adhesion of finished product.

§153.03.15 - CONCRETE AND ASPHALT SPECIFICATIONS.

(a) All driveways, service walks and other open off-street parking areas accessory to single-family or multiple-family dwellings shall be constructed of the following:

(1) a minimum of three inches (3") hot mix asphalt (HMA) surface, class I over six inches (6") of aggregate base, coarse crushed type B; or

(2) a four inch (4") 6-bag mix concrete, to a testing standard of 3,500 psi, over a four inch (4") gravel base or some comparable material as approved by the community development director, or an authorized designee.

(b) The grade or pitch of the driveway, service walks and other approved parking shall not be toward, or in the direction of, a residence. Where a new driveway or driveway expansion is less than 5'-0" from an adjacent parcel, a raised curb or raised contoured edge treatment shall be required if the new pavement elevation is higher than the adjacent grade, in order to contain stormwater run-off onto the parcel with the driveway improvement. The grading conditions and limitations of this requirement may be verified with the village inspector in the field at the time of the pre-pour inspection.

(c) Drive aprons shall be five inches (5") of 6-bag mix concrete, to a testing standard of 3,500 psi, over a minimum two inches (2") of compactable stone base without reinforcement.

(d) Pea Gravel: Pea gravel shall not be used or approved as subbase material for any new exterior concrete flat work, such as patio, driveway, service walk, stoop, and the like. During the removal and replacement of finish concrete, and with the approval of the on-site inspector, existing pea gravel may be reused providing that the material is fully contained within the area of replacement.

(e) An expansion joint is required to be installed during the placement of concrete in all areas exposed to weather or subject to frost displacement. The expansion joint may be required at the junction of all walks, driveways, aprons, pads and slabs with a foundation wall or other flatwork. Expansion joint material shall be full depth to match the depth of the concrete material being placed.

Exception: The village inspector may determine that certain construction conditions mitigate the need for an expansion joint.

§153.03.16 - ASPHALT FINISHES.

(a) All asphalt driveways, parking lots, walkways, and the like shall have outside edges beveled to an approximate forty-five degree (45°) angle.

(b) All beveled edges and flat surfaces shall be properly compacted as approved by the community development director, or an authorized designee.

(c) All inside corners of asphalt driveways, asphalt walkways, and the like, shall be properly compacted and tamped in a manner as approved by the community development director, or an authorized designee.

(T) Section AK102.1 (Airborne Sound) of Appendix AK (Sound Transmission) of the 2021 IRC is hereby amended by repealing the first sentence and replacing it with the following new sentence:

Airborne noise shall read sound transmission class (STC) rating of 50 when tested in accordance with ASTM E90.

(U) Section AK103.1 (Structural-Borne Sound) of Appendix AK (Sound Transmission) of the 2021 IRC is hereby repealed and replaced in its entirety and replaced with the following new section:

AK103.1 9 General.

Floor/ceiling assemblies between dwelling units, or between a dwelling unit and a public or service area within a structure, shall have an impact insulation class (IIC) rating of not less than 51 when tested in accordance with ASTM E 492.

(V) Section 305.2.7 (Chain link dimensions) of the 2021 ISPSC is hereby amended by adding the following sentence:

"Standard 2-¼" - 2-½" chainlink mesh, minimum 48" in height, shall be allowed to serve as part of the pool barrier for any fence existing on or before the effective date hereof. Additionally, if any side of the yard has an existing chainlink fence with this existing condition, then new installations on other sides of the yard and/or side yard fencing and gate(s) may match the existing standard chainlink mesh of the existing fence to remain if all other pool barrier requirements have been met.

(Ord. No. 18-032 , passed 3-13-2018; Am. Ord. 20-090 , passed 10-27-2020)"

SECTION SEVEN: Title 15, Chapter 153, Section 153.10 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 153.10 SEPARATION.**

All tenant separations walls or partitions, where not required elsewhere to be fire resistance assemblies, shall be designed and installed as smoke partitions in accordance with Section

710 (Smoke Partitions) of the 2021 IBC.

(Ord. No. 18-032 , passed 3-13-2018)"

SECTION EIGHT: Title 15, Chapter 153, Section 153.11 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 153.11 SMOKE ALARMS AND CARBON MONOXIDE ALARMS.**

Section R314.2.2 (Smoke Alarms) and R315.2.2 (Carbon Monoxide Alarms) of the 2021 IRC is hereby amended by adding the following exceptions:

3. For single-family owner-occupied residences; Minor electrical work under a miscellaneous electrical permit (add can lights, under-counter lights, GFCI outlets, switches, dimmers, new fixtures, etc.) would be exempt from the requirements of this section.

4. For single-family owner-occupied residences; Minor repair work (replace damaged drywall, damaged framing, damaged subfloors, damaged insulation, etc.) would be exempt from the requirements of this section.

(Ord. 19-003 , passed 1-8-2019)"

SECTION NINE: Title 15, Chapter 153 of the Schaumburg Village Code is amended to include the following sections to read in their entirety as follows:

"**§ 153.13 EMERGENCY ESCAPE AND RESCUE OPENINGS**

Section R310.1 Emergency escape and rescue opening of the 2021 IRC is hereby amended by deleting Exception 2; whereas an emergency escape and rescue opening is always required within a basement sleeping room regardless of whether it is equipped with an automatic sprinkler system.

Section 1030.1 Emergency escape and rescue opening of the 2021 IBC is hereby amended by deleting Exception 5; whereas an emergency escape and rescue opening is always required within a basement sleeping room regardless of whether it is equipped with an automatic sprinkler system.

§ 153.14 INTERMODAL SHIPPING CONTAINERS

ORDINANCE NO. 22-

AN ORDINANCE AMENDING THE SCHAUMBURG VILLAGE CODE TITLE 9, CHAPTER 99 (PROPERTY MAINTENANCE AND OCCUPANCY), TITLE 9, CHAPTER 108 (PUBLIC SAFETY RADIO AMPLIFICATION SYSTEMS), TITLE 15, CHAPTER 153 (BUILDING CODE), AND TITLE 15, CHAPTER 157 (FIRE CODE) PERTAINING TO THE ADOPTION OF 2021 CODES FROM THE INTERNATIONAL CODE COUNCIL

Section R301.1.4 Intermodal Shipping Containers, Accessory Dwelling Units (ADU), and Tiny Houses or any references to these building types are not adopted by the Village of Schaumburg. Intermodal Shipping Containers, Accessory Dwelling Units, and Tiny Houses are not a permitted construction or occupancy type. Appendix AQ and any references to these building types shall be deleted.

§ 153.15 COB CONSTRUCTION (MONOLITHIC ADOBE)

Cob Construction, Light Straw-clay Construction, and Strawbale Construction and any references to these building types are not adopted by the Village of Schaumburg. Cob Construction types are not a permitted construction or occupancy type. Appendix AU, AR, AS and any references to these building types shall be deleted.

§ 153.16 3D-PRINTED CONSTRUCTION

3D-Printed Building Construction and any references to this building type are not adopted by the Village of Schaumburg. 3D-Printed Building Construction types are not a permitted construction or occupancy type. Appendix AW and any references to this building type shall be deleted.

§ 153.17 MIMIMUM PASSENGER ELEVATOR REQUIREMENTS

While several different variables may determine requirements for a minimum number of elevators; all multi-story senior living facilities are required to have a minimum of two elevators with independent elevator machine rooms in order to allow each elevator to serve the building independently. If one elevator is out of service for maintenance or repairs, at least one elevator shall be operational at all times. At a minimum, all elevators shall comply with the Emergency Operations requirements of the 2021 IBC Chapter 30 and shall be sized to accommodate an emergency response gurney."

SECTION TEN: Title 15, Chapter 157, Section 157.01 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 157.01 - ADOPTION.**

The 2021 International Fire Code, including Appendices D, E, F, G, and N has been adopted and codified pursuant to § 153.02 of this Code. Should any differences between a provision of chapter 157 and any other provision of this code be found, the more restrictive provision, as determined by the fire chief, shall prevail.

ORDINANCE NO. 22-

AN ORDINANCE AMENDING THE SCHAUMBURG VILLAGE CODE TITLE 9, CHAPTER 99 (PROPERTY MAINTENANCE AND OCCUPANCY), TITLE 9, CHAPTER 108 (PUBLIC SAFETY RADIO AMPLIFICATION SYSTEMS), TITLE 15, CHAPTER 153 (BUILDING CODE), AND TITLE 15, CHAPTER 157 (FIRE CODE) PERTAINING TO THE ADOPTION OF 2021 CODES FROM THE INTERNATIONAL CODE COUNCIL

(Ord. 07-187, passed 12-11-2007; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 14-040, passed 4-8-2014; Am. Ord. 18-011 , passed 1-23-2018)"

SECTION ELEVEN: Title 15, Chapter 157, Section 157.02 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"**§ 157.02 - LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE.**

The 2021 International Fire Code is hereby amended and changed as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Village of Schaumburg, hereinafter referred to as "this code."

109.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request. All inspection and maintenance reports shall be submitted via the IROL system (Inspection Reports Online). Any company or agent performing inspections and/or maintenance to fire protection systems shall be required to register with IROL.

Section 111 Means of Appeal is hereby repealed in its entirety and replaced with the Appeals Process provisions contained in Section 153.03.1 of the Village Code.

112.3 Violation penalties is hereby repealed in its entirety and replaced with the provisions contained in Section 157.99 Fines and Penalties.

Section 202, Definitions, shall be read to include the following:

BONFIRE. A large, open air fire, utilized for a planned ceremonial or recreational event purposes.

FIRE PIT, PERMANENT. A custom designed structure, either above and below grade, or wholly below grade, made of stone, masonry, metal or other similar noncombustible material.

FIRE PIT, PORTABLE. A prefabricated portable self-contained burning device having legs, a bottom container, screen, and a lid.

FIRE PIT TABLE. A fuel-fired table that has a small put at the center of a tabletop. Fire pit tables usually have a base and top design.

OUTDOOR FIREPLACE. Similar to an indoor fireplace consisting of a noncombustible base, firebox, chimney and screen; to burn wood, propane and similar gases.

PROHIBITED FIRE. The open burning of paper, garbage, refuse, waste, leaves, clippings, wood or other offensive materials.

307.1. General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Section 307.

Exceptions:

1) Fires set by a public official in performance of an official duty or recreational purposes, subject to a permit being issued as specified in Section 307.2.

2) Outdoor fireplaces constructed in accordance with the *International Building Code.*

307.2. Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized cultivation and management of trees (silvicultural), horticultural burns, range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

307.2.1. Additional authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning creates or adds to a hazardous situation, creates a nuisance by the emission of smoke or gasses, or a required permit for open burning has not been obtained, the fire code official or village employee is authorized to order the extinguishment of the open burning operation.

307.4 Location. The location for open burning and recreational fires shall not be less than 50 feet (15,240 mm) from any structure or combustible. In addition, conditions which could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

Exception:

Fires in approved containers in accordance with this section.

307.4.2 Permanent fire pits. Each fire put shall be dug into the ground in a manner that will prevent the burn materials from falling out of the fire pit. The above grade portion of the fire pit shall be constructed of stone, masonry, metal, or other similar noncombustible materials. The bottom of the fire pit shall be below grade and shall be comprised of gravel, stone, or dirt. The total open area of the fire pit shall be no more than thirty-six inches (36") in diameter and no more than twenty-four (24") in depth. The fire pit shall be surrounded by a noncombustible barrier that is at least six inches (6") above the coals or ash within the fire pit. A ring of sand, dirt, or other noncombustible material at least thirty-six (36") wide shall be provided around the fire pit to provide separation for combustibles, including plant materials.

Exception: for permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.4.4. Clearance: A minimum clearance of fifteen feet (15') from all structures and combustibles, and fifteen feet (15') from a property line shall be maintained for permanent and portable fire pits. Structures and combustibles include, but are not limited to, homes, buildings, garages, sheds, playhouses, wood decks, trellises and other items that are combustible.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.5 Attendance. Open burning, bonfires, and the use fire pits or outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

307.6 Approved fuel. Fuel used in bonfires, outdoor fireplaces, or fire pits shall be limited to unpainted, untreated, clean, seasoned dry wood or manufactured fire logs. Propane, natural gas, or other similar approved gases may also be used.

307.7. Hours and duration. Open burning, bonfires, and the use of fire pits or outdoor fireplaces are prohibited between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. All fires must be extinguished in such a manner that all air to the fire is cut off or the burning

material is wet down with water or other fire extinguishing material as listed in Section 307.6, until it is cool to the touch. In addition, the recreational fire shall not burn for more than a total of six (6) hours in any twenty-four (24) hour period of time.

307.8. Inspections. Inspections may be conducted, relative to recreational fires or the equipment used to contain them by the village's fire, police and/or community development department at such times as deemed necessary by the Village, to ensure compliance with this section.

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten feet (3048 mm) of combustible construction.

Exceptions:

1. Group R Occupancies.

2. Cooking devices protected by commercial cooking hoods in accordance with Section 607.

605.5.2.1 Location. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and located in accordance with Sections 605.5.2.1.1 through 605.5.2.1.4.

605.5.2.2.1 Listing and approval. Only listed and approved portable outdoor gas-fired heating appliances or fire pit tables utilizing a fuel gas container that is integral to the appliance shall be used. Portable outdoor gas-fired heating appliances shall be listed and labeled in accordance with ANSI Z83.26/CAS 2.37. Fire pit tables shall be listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

Exception: Fire pit tables that have a fuel gas line installed in accordance with the International Fuel Gas Code that are listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

605.5.2.2.2 Use and maintenance. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and maintained in accordance with the manufacturer’s instructions.

605.5.2.2.4 Guard against contact. The heating element or combustion chamber of portable outdoor gas-fired heating appliances or fire pit tables shall be permanently guarded so as to prevent accidental contact by persons or material.

Exception: Fire pit tables that do not have guards provided by the manufacturer.

605.5.2.3 Gas containers. Fuel gas containers for portable outdoor gas-fired heating appliances and fire pit tables shall comply with Section 605.5.2.3.1 through 605.5.2.3.4.

809.1 Structures. Indoor horticultural grow structures installed and operated inside all occupancies that exceed 5 feet in height and 32 square feet in floor area shall comply with the *International Building Code* and this section.

809.1.1 Materials. Horticultural grow structures shall be constructed of noncombustible materials or of combustible materials that comply with the following:

1. Textiles and films complying with Test Method 2 of NFPA 701
2. Plastic materials having a maximum heat-release rate not greater than 100 kW when tested in accordance with UL 1975, *Fire Tests for Foamed Plastics Used for Decorative Purposes*, or when tested in accordance with NFPA 289, using the 20 kW ignition source
3. Exterior fire-retardant-treated wood complying with NFPA 703
4. Light-transmitting plastics complying with Section 2606 of the *International Building Code*
5. Aluminum composite material (ACM) meeting the requirements of Class A interior finish in accordance with Section 803 of the *International Building Code* when tested as an assembly in the maximum thickness intended for use

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Access shall be provided via an exterior access door directly to the sprinkler system riser or fire pump room or an alternative means approved by the fire code official. The door shall be permitted to be locked provided a key is available within a key box in accordance with Section 506.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout all buildings containing group A-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-1 occupancies.

903.2.1.2 Group A-2 An automatic sprinkler system shall be provided throughout all buildings containing group A-2 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-2 occupancies.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout all buildings containing group A-3 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-3 occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout all buildings containing group A-4 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-4 occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancies.

Exception: Buildings 1,000 square feet or less housing Group B occupancies other than ambulatory care facilities.

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout the entire floor area containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing group E occupancies.

Exception: Buildings 1,000 square feet or less housing group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing group F occupancies.

Exception: Buildings 1,000 square feet or less housing group F occupancies.

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903.2.6 Group I is hereby amended by deleting exceptions 2 and 3 in their entirety without replacement.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing group M occupancies.

Exception: Buildings 1,000 square feet or less housing group M occupancies.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing group S-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group S-1 occupancies.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Buildings containing group S-2 occupancies.

Exceptions:

1. *Open parking garages.*

2. *Buildings 1,000 square feet or less housing group S-2 occupancies.*

903.3.1.3.1 Waterflow alarms. Local waterflow alarms shall be provided. The local waterflow alarm shall provide an interior audible warning and an exterior audio/visual notification.

903.4.3 Floor control valves assemblies. Approved supervising indicating control valves, check valves, main drain valves, and flow switches shall be provided at the point of connection to the riser on each floor in all buildings. Control valves, check valves, main drain valves, and flow switches shall also be provided for each individual unit (commercial or business) where the units share a common water supply and have individual entrances.

Exception: The floor control valve, check valve, main drain valve, and flow switch shall not be required where sprinklers on the top level of a multistory building are supplied by piping on the floor below.

903.6.1 High-rise buildings. Buildings having floors used for human occupancy located more than 75 feet above the lowest level equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.6.2 Condominium conversions. Buildings being converted into condominiums

shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2.

903.6.3 Level 3 alterations. Automatic sprinkler systems shall be provided throughout Group A, B, E, F, H, I, M and S structures that exceed 2,000 square feet where a level 3 alteration occurs as classified in the International Existing Building Code. All work requiring a permit done within any three-year period contributes to the fifty percent (50%) threshold required for a level 3 alteration.

Exceptions:

1. *Open parking garages.*

2. *If the building does not have sufficient municipal water supply available within 200 feet of the property line for design of a fire sprinkler system without the installation of a new fire pump.*

906.3.1.1 Group F and S. In Group F and S occupancies, the minimum accepted extinguisher rating for use, unless a more restrictive provision is noted elsewhere, shall be 4A:60BC (10 lb typical). Extinguisher spacing shall be based on 3,500 square feet or 75 feet maximum travel unless a more restrictive provision is noted elsewhere.

907.2.8.3 Smoke alarms. Smoke alarms shall be installed in accordance with Section 907.2.11. The smoke alarms shall be connected to an emergency electrical system and shall be annunciated by guestroom at an approved, constantly attended location. Staff monitoring the panel shall be capable of manually activating the fire alarm system.

907.5.2.1.4 Audible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.5.2.3.4 Visible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

907.6.3.2 Annunciation maps. Fire alarm annunciation maps shall be provided at all fire alarm control panels, annunciator panels, fire command center, and any other location as determined by the fire official. The annunciation maps shall provide the locations of all fire alarm

initiating devices on a floor plan.

907.6.6 Monitoring All fire alarm and suppression systems shall be monitored in accordance with this section.

Exception: Monitoring by a supervising station is not required for:

1. *Single- and multiple-station smoke alarms required by Section 907.2.11.*

2. *Smoke detectors in Group 1-3 Occupancies.*

3. *Automatic sprinkler systems in one- and two-family dwellings.*

907.6.6.4 Fire alarm and ~~f~~ire suppression systems. All fire alarm and fire suppression systems shall transmit fire, supervisory, and trouble signals to the village's designated remote supervising station via a wireless transmitter in accordance with NFPA 72.

907.11 Level 2 or 3 alterations. An approved fire alarm system shall be installed in accordance with Section 907 and NFPA 72 in buildings where either level 2 or level 3 alterations and/or a change of occupancy classification occurs as classified in the International Existing Building Code.

912.4.4 Concrete path and pad. Any fire department connection located behind or within landscaping or vegetation shall have a concrete path from the sidewalk or closest public way to the connection. A concrete pad of not less than 36 inches by 36 inches shall also be provided at the fire department connection.

915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.7. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.

915.7 Smoking lounges. Carbon monoxide detectors shall be installed in smoking lounges that utilize charcoal or similar fuels. The detectors shall automatically activate the building's mechanical ventilation system and a local alarm. Mechanical ventilation systems shall comply with the International Mechanical Code. Carbon monoxide detectors shall be installed in accordance with their manufacturer's recommendations and be listed in accordance with UL 2075.

1008.3.2 Buildings. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

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1. Interior exit access stairways and ramps.

2. Interior and exterior exit stairways and ramps.

3. Exit passageways.

4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.

5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.

1008.3.3. Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Public and private washrooms with an area greater than 300 square feet.

2. Locker and dressing rooms.

3. Lunch or break rooms with an area greater than 300 square feet.

4. Conference or assembly rooms with an area greater than 300 square feet.

5. Exercise rooms with an area greater than 300 square feet.

6. Examination rooms.

7. Electrical equipment and emergency generator rooms.

8. Fire pump and sprinkler rooms.

9. Fire command centers.

1010.2.16 Elevator lobby exit access door locking system. In existing Group B occupancies, door assemblies separating the elevator lobby form the exit access shall be permitted to be electrically locked where installed and operated in accordance with all of the following:

1. The electrical locking hardware is listed in accordance with ANSI/UL 294, Standard for Access Control System Units.

2. The building is protected throughout by a fire alarm system in accordance with Section 907.

3. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 903.

4. The elevator lobby is protected by an approved, supervised smoke detection system in accordance with Section 907.

5. Initiation of the building fire alarm system by other than manual fire alarm boxes unlocks the electrical locks on the elevator lobby door assembly.

6. Loss of power to the elevator lobby electrical lock system unlocks the electrical locks on the elevator lobby door assemblies.

7. Once unlocked, the elevator lobby door assemblies remain electrically unlocked until the building fire alarm system has been manually reset.

8. Where the elevator lobby door assemblies remain mechanically latched after being electrically unlocked, latch-releasing hardware in accordance with 1010.2 is affixed to the door leaves.

9. A two-way communication system is provided for communication between the elevator lobby and a central control point that is constantly staffed with personnel capable, trained, and authorized to provide emergency assistance.

10. The provisions of 10.10.2.13 for delayed-egress locking systems are not applied to the elevator lobby door assemblies.

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).

Exception: Other than where required by Section 1011.12.1 or 1011.12.3, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by a ships ladder from within an interior exit stairwell in accordance with Section 1023 of the International Building Code. A safety post shall be provided for extension above the roof level.

1011.12.3 High-rise buildings. In high-rise buildings, one stairway shall provide access to the roof through a penthouse complying with Section 1511.12 of the International Building Code.

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1103.5.1 Group A-2 is hereby repealed in its entirety.

1103.9.1 Smoking lounges. Existing smoking lounges shall comply with Section 915.7.

3106.5.1 Separation from tents or structures. Cooking appliances or devices that produce sparks or grease-laden vapors or flying embers (firebrands) shall not be used within 20 feet of a tent or temporary structure.

Exceptions:

1. Designated cooking tents not occupied by the public when approved by the fire code official.

2. Tents or structures where cooking appliances are protected with an automatic fire-extinguishing system in accordance with Section 904.13.

3. Where an approved portable fire extinguisher is provided for the protection of cooking appliances when approved by the fire code official.

3903.3 Location. For other than carbon dioxide and nonhazardous extraction processes, the extraction equipment and extraction processes shall be located in a room of noncombustible construction, and the room shall not be used for any other purpose.

3903.3.1 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.

2. The door shall be provided with a self-closing or automatic closing device.

3. The door shall be equipped with panic or fire exit hardware.

3903.3.2 Staffing. For other than approved, unattended processes, the extraction process shall be continuously staffed. Staff monitoring the extraction process shall be trained in the following:

1. The extraction process

2. The transfer of solvents, where applicable

3. Safe operation of all equipment

4. All emergency procedures

3903.6.1 Storage. Liquefied petroleum gas containers not in use shall not be stored within extraction rooms.

3904.2.2.4 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report, the technical report shall be revised and submitted for review and approval of the fire code official prior to the use of the equipment with the new medium or solvent.

3905.3 Protection. Automatic sprinkler protection shall be provided within hoods and ductwork conveying flammable or combustible gases or vapors in accordance with Sections 2703.10.4 and 2703.10.5, and NFPA 13.

REFERENCED STANDARDS

UL 9540 – 2020: Standard for Energy Storage Systems and Equipment

D107.1 One- or Two-Family Dwelling Residential Developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads~~,~~ and shall meet the requirements of Section D106.3.

Exceptions:

1. *Developments having up to 60 dwelling units may have a single approved fire apparatus access roads when all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 of this Code.*

2. *The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire code official.*

D107.2 Projects Having More Than 60 Dwelling Units. Developments of one- or two-family dwellings where the number of dwelling units exceeds 60 shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. The access roads shall meet the requirements of Section D106.3.

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(Ord. 07-187, passed 12-11-2007; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 12-016, passed 2-14-2012; Am. Ord. 14-040, passed 4-8-2014; Am. Ord. 16-007, passed 1-26-2016; Am. Ord. 16-078 , passed 8-23-2016; Am. Ord. 16-097 , passed 10-11-2016; Am. Ord. 18-011 , passed 1-23-2018; Am. Ord. 19-006 , passed 1-22-2019; Am. Ord. 19-024 , passed 3-26-2019; Am. Ord. 21-053 , passed 4-27-2021)"

SECTION TWELVE: That this Ordinance shall be in full force and effect after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this __25th_____day of ____October_____, 2022.

_____
Tom Dailly, Village President

ATTEST:

_____
Marilyn Karr, Village Clerk