



Agenda
Village of Glen Ellyn
Building Board of Appeals Meeting
Wednesday, January 19, 2022
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

- A. **Call to Order: 7:00 p.m.**
- B. **Roll Call**
- C. **Public Comments (Non-agenda Items)**
- D. **Approval of Draft Minutes**
 - 1) Minutes, Regular Meeting – 12/15/21
- E. **Old Business**
 - Update on the Building Community Listening Sessions -
There is no update this month due to staff illnesses and the holidays. We hope to have an update at the next meeting.
- F. **New Business**
 - Review of codes regulating property maintenance and construction for potential adoption
- G. **Trustee Report**
- H. **Chairman's Report**
- I. **Staff Liaison's Report**
- J. **Next Meeting Date: February 16, 2022**
- K. **Adjournment**

cc: Building Board of Appeals Members
Kelley Kalinich, Trustee Liaison
Staci Springer, Community Development Director
Emily Rodman, Assistant Village Manager
Kelly Purvis, Planning Manager
Atrin Fard, Planner
BBA Recording Secretary
Lori Gloude, Administrative Assistant II
Brian Baltudis, Facilities Manager

Dear Interested Citizens:

This note provides you with information regarding the process of amending the Village Code. Once public comments, discussions and considerations have been completed, the Building Board of Appeals makes a recommendation to the Village Board. The recommendation, along with the meeting minutes, summary report and all related material, is then scheduled for consideration by the Village Board at one or two meetings. The recommendation may first be considered by the Village Board at a workshop meeting, which will be held on a Monday at 7:00 p.m. The recommendation may then be considered at a formal meeting of the Village Board at 7:00 p.m., for a formal decision. To confirm exact dates for these Village Board meetings, please call 630-547-5244. The Village Board meets in the Galligan Board Room on the third floor of the Civic Center, 535 Duane Street.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.



Glen Ellyn Building Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/19/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Steve Witt

AGENDA ITEM (ID # 2022-1791)

DOC ID: 2022-1791

Minutes, Regular Meeting - 12/15/21

Statement of the Issue:

NA

Analysis:

NA

Budget Impact:

NA

Action Requested:

NA

Attachments:

1. Draft Minutes - 121521 Meeting

**DRAFT MINUTES
BUILDING BOARD OF APPEALS MEETING
December 15, 2021**

Call to Order and Roll Call

The meeting was called to order at 7:06 p.m. by Building Board of Appeals (BBA) Chairperson Thomas Bredfeldt.

Roll was called. Present: Chairperson Tom Bredfeldt, BBA Members Brian Beck, Christopher Clark, Tom Tuscher and Barrington Pope. Absent: BBA Members Matthew Rooney and Robert Stahr.

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Minutes

Draft minutes of the November 17, 2021 meeting were approved by voice vote following a motion by BBA Member Clark, seconded by Member Beck.

Approval of Transcript

The transcript from the meeting of November 17, 2021 was approved by voice vote following a motion by BBA Member Tuscher, seconded by Member Beck.

Old Business

Village Director of Community Development Staci Springer welcomed to the Board new member Barrington Pope, before providing a brief update on the building community listening session. She reported having received letters or emails with additional comments since the event took place, and said that feedback has been compiled into a chart format. She explained that, post-capture of input, the Village will move forward at a departmental or interdepartmental team level, brainstorming as to how to address these items. Action in response, she said, could entail tweaks to processes, adoption of new regulations, or a Code amendment. For some items, it might not be possible to implement the request. She said she intends to present an updated chart at each BBA meeting, and that further feedback is invited. She requested that those wishing to provide input try to do so before Christmas. She concluded her remarks by suggesting that interested attendees in the audience speak up. David Firchau, 108 S. Ellyn, a carpenter/contractor who owns Firchau Construction, said he would like to know what the relationship is between the Village and TPI for inspections, and what to expect in the process. He said he builds decks, gazebos and pergolas, and wished those present a Merry Christmas. Director Springer replied that TPI is a consultant that provides services, such as building and plumbing inspections, plan reviews and back-up staffing, to municipalities. Mr. Firchau said that the first permit he received in Glen Ellyn was in 1986, and that he used to be able to obtain one “on the spot,” as well as get revisions taken care of at the counter. He expressed that he favors quick resolution of and faster permitting, and indicated that he values working together. Bothered by delays, he exclaimed, “Five days is a long time when you’re in business.” Chairperson Bredfeldt asked if in the past redlines had been made at the counter, in response to which Mr. Firchau described a process entailing instruction, re-labeling/revising, initialing and permitting. Member Tuscher wondered what has changed. Mr. Firchau indicated that delays don’t always happen, but when they do, a project hold-up can snowball. Village Building and Zoning Official Steve Witt responded that

Staff is taking in comments from the building community, which are appreciated, in an effort to find ways to improve.

Discussion of 2018 International Property Maintenance Code, with proposed amendments

Building and Zoning Official Witt explained that he would go through proposed changes to the International Property Maintenance Code (as well as the National Electric Code), and referenced major changes that have occurred in the Property Maintenance Code from 2009 to 2012 to 2015, and the 2018 edition. He said the International Code Council publishes the Codes every three years, and that the Village is currently on a nine-year cycle for adopting updates – a cycle the Village is looking to tighten. (He said comparisons were also made with the 2009 edition.) He indicated that the focus would be on items deemed “most consequential to life in Glen Ellyn if the Code is adopted as it’s currently written.” Mr. Witt went on to discuss the two major provisions identified: He explained the Property Maintenance Code now addresses overcrowding of structures – primarily dwelling units. The other item that the new versions of the Code have, he said, is that they bring in requirements for the maintenance of fire-rated assemblies and talks about unsafe conditions. He said the Code language doesn’t say that something has to be installed, but rather explains how it is to be maintained (i.e., safe and fully operational).

Another proposed change Mr. Witt brought up would have bearing on fences and landscaping installed close to a driveway on an adjacent lot – a configuration that can obscure views of pedestrians by drivers, and vehicles by pedestrians. He said Staff proposes establishing an approximately 20 ft. x 20 ft. “visibility triangle” allowing shrubbery and fences to be installed in situations where the driveway is up against the property line, but limit it to a height of no higher than 3 feet. The Code will also define in more detail profile requirements for fences around private swimming pools, hot tubs and spas, Mr. Witt recommends referencing passages in the Residential and Building Codes. He said other topics for consideration are establishing dates (e.g., October 1-May 15) for providing heat (at a minimum temperature of 68°) in dwelling units, and outlining temperature ranges for inside-business occupancies. Mr. Witt said Staff also has referenced safety codes for elevators, to match with the office of the State Fire Marshall, as posted on its site.

According to Mr. Witt, concerns have been expressed about different fire safety aspects of buildings in town, particularly for the C5 Zoning District. There’s been for many years, he related, a notion that in lieu of requiring fire sprinklers in existing buildings to actually look at requiring a fire detection and alarm system to be installed. He also indicated that, stemming from concern about annexed properties, consideration of a Code provision that, if adopted, would require the installation of fire alarm and detection systems or potentially a fire-extinguishing system. Another item, he said, basically just gets the Code in sync with the Building Code, the Residential Code, and the State law for smoke detectors, and another, similarly for carbon monoxide detectors. Mr. Witt reviewed proposed requirements for the installation of fire protection systems for annexed properties. Noting “Continuity of Service,” Mr. Witt expressed concerns about subscription-based alarm systems a level of service could potentially hinge on whether the subscriber is current with payments. BBA Member Clark questioned language referring to a “search warrant,” thinking the correct term is “administrative warrant,” submitting that the Village wants the ability to *administer* inspections. Mr. Witt said he would review the language with the Village attorney.

Pursuant to item #40, Chief Clark wondered if, along with the requirement of a fire alarm and detection system, there would be a system monitored off-site by a central or node station, to which Mr. Witt,

replied, “Currently, the answer to that would be, ‘Maybe’.” Mr. Witt explained that right now the Fire Code requires only assembly and educational occupancies to be direct-connected to DU-COMM. He said the Board could discuss changing this, but that generally it has to go to a third-party reporting station, and then go to DU-COMM. Mr. Clark asked if it would be “either/or,” to which Mr. Witt responded, that it could, saying he believes there’s a higher cost for equipment to be able to do the direct connection to DU-COMM. Mr. Clark advised ensuring off-site reporting, as well as requiring key boxes for premises with alarms. The Fire Chief then asked for confirmation that the Village is not going to allow a subscription alarm where the alarm doesn’t function locally without the subscription. Mr. Witt said this is correct. Mr. Witt brought up a concern about overflowing trash, particularly at multi-family buildings, and said that the concept of issuing a fine or citation on the spot might be considered to help strengthen provisions of the Code. He said he would prepare language to this effect for Board review and approval, as well as for the Pest Elimination Section, with regard to another issue that has come to mind: how to treat bedbugs in multi-family buildings. He endorses a provision that requires landlords fumigate the dwelling unit above, below and to the left and right of an infested unit, to prevent a building-wide health hazard.

Discussion of 2017 NFPA 70, National Electric Code, with proposed amendments

Official Witt introduced documentation displaying changes from the 2011 version (which the Village is currently on) and the 2014 version of the National Electrical Code to the 2017 edition, proposed for adoption. He said information is provided on new requirements for areas where GFCI outlets are going to be required, and which will now include shower stalls, and bathtub and laundry areas, etc. Mr. Witt pointed to a synopsis of changes made between the 2011 and the 2014 versions prepared by an official with the National Electrical Contractors Association, with sections highlighted that would most notably affect electrical work in Glen Ellyn. Mr. Witt referenced additional provisions for receptacles at wet locations or where receptacles are in a face-up position. He also mentioned protection for portable generators, tire inflation or automotive vacuum machines; provisions relative to photovoltaic systems and wind systems. He also cited articles related to the type of cable and raceway systems that are permitted by the NEC, but which he doesn’t think provide best service to homeowners or contractors. Mr. Witt drew attention to a survey of area municipalities relative to items the Village is looking to delete, showing that the majority of these towns, including Elmhurst and Lombard, have deleted the same electrical wiring concepts.

Mr. Witt expressed concern about exposed conduits, saying that the Village is seeing more rooftop installations where EMT conduits are degrading and rotting out, leaving conductors exposed, which could potentially cause arc faults. He also mentioned Staff is looking at minimum service size for single-family dwellings to make sure that each of the conductors and the service entry are all rated for 100 amps, as well as is looking at issues to improve the grounding systems. He introduced Village Inspection Manager Rich Czajkowski, a licensed electrician, who he said could answer questions.

BBA Member Clark asked if there is a limitation on the length of flexible metallic conduit (MC). Mr. Czajkowski said the trade is trying to get away from entire houses being installed with MC – as well as multi-family – as it’s not as versatile as EMT. He said the length is limited to 6 ft. Chairperson Bredfeldt said that he likes the requirement for using screw terminals. Mr. Czajkowski spoke about a change in arrays being good for firemen, and Chairperson Bredfeldt asked if arc fault circuit interrupters are addressed, to which Mr. Czajkowski responded affirmatively, adding that arc faults are required 2017 in all habitable spaces except bathrooms and garages, noting that each Code cycle has ramped up the requirements. He added that the devices have become more reliable, and indicated there’s some leeway in

application. Chairperson Bredfeldt observed that the industry is heading in a direction away from the old-fashioned-type circuit breakers to ground fault- or arcing fault-style breakers for every circuit. Confirming this, Mr. Czajkowski said that 2020 Code will feature a lot more GFCI. Mr. Witt said the Board could consider pulling a snippet from the 2020 Code and amend it into the 2017 version. A discussion of panel installation approaches ensued between Chairperson Bredfeldt and Mr. Czajkowski.

Member Clark, seconded by Member Beck, made a motion to hold over to the next meeting making any recommendation relative to the Property Maintenance Code. The motion carried by voice vote.

Building and Zoning Official Witt said he expects there will be a grace period before new regulations become effective.

Member Beck, seconded by Member Clark, made a motion to accept the proposed National Electric Code modifications. The motion passed by voice vote.

Trustee's Report

Trustee Liaison Kelley Kalinich had nothing to report.

Chairman's Report

None.

Staff Report

Mr. Witt said that going forward the BBA might only review one book at a time, due to the substantial number of sections and changes to remaining Codes. He said, however, the agenda for the next meeting, tentatively scheduled for January 19, 2022, would likely be revisiting the Property Maintenance Code and probably beginning review of the Residential Code.

Adjournment

Chairperson Bredfeldt adjourned the meeting at 8:40 p.m., following a voice vote on a motion that was made by Member Tuscher and seconded by Member Beck.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



Glen Ellyn Building Board of
Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/19/2022 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By:

AGENDA ITEM (ID # 2022-
1792)

DOC ID: 2022-1792

Update on the Building Community Listening Sessions -
There is no update this month due to staff illnesses and the holidays. We hope to have an update at the next meeting.

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/19/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2022-1793)**

DOC ID: 2022-1793

Review of codes regulating property maintenance and construction for potential adoption

Statement of the Issue:

See attached Staff Report & Attachments

Analysis:

See attached Staff Report & Attachments

Budget Impact:

NA

Action Requested:

See attached Staff Report & Attachments

Attachments:

1. Building Codes Upgrade Staff Report - Meeting 3 - 01-19-22
2. Attachment IPMC-1 - Existing Amendments
3. Attachment IPMC-2 - Proposed Amendments (Redlined)
4. Attachment IPMC-3 - Proposed Amendments (Clean)
5. Attachment IPMC-4 - Major Changes
6. Attachment LSC-1 - Existing Amendments
7. Attachment LSC-2 - Proposed Amendments (Redlined)
8. Attachment LSC-3 - Proposed Amendments (Clean)
9. Attachment LSC-4 -OSFM Correspondence
10. Attachment IMC-1 - Existing IMC Amendments
11. Attachment IMC-2 - Proposed IMC Amendments (Redlined)
12. Attachment IMC-3 - Proposed IMC Amendments (Clean)
13. Attachment IMC-4 - Major Changes
14. Attachment IFGC-1 - Existing IFGC Amendments
15. Attachment IFGC-2 - Proposed IFGC Amendments (Redlined)
16. Attachment IFGC-3 - Proposed IFGC Amendments (Clean)
17. Attachment IFGC-4 - Major Changes

MEMORANDUM

TO: Chairman Bredfeldt and Members of the Building Board of Appeals
Kelley Kalinich, Trustee Liaison

FROM: Steve Witt, Building & Zoning Official

CC: Staci Springer, Community Development Director

DATE: January 14, 2022

RE: Building Codes Upgrade
BBA Meeting 01/19/22



The next items for the Building Board of Appeals to consider at the meeting to be held on January 19, 2022 include the review of the following codes.

- International Property Maintenance Code, 2018 (IPMC)
Continuation of review from the December 15, 2021 meeting of the BBA
- NFPA 101, Life Safety Code, 2015 (LSC)
The 2008 edition of the LSC is currently enforced within the Village
- International Mechanical Code, 2018 (IMC)
The 2009 edition of the IMC is currently enforced within the Village
- International Fuel Gas Code, 2018 (IFGC)
The 2009 edition of the IFGC is currently enforced within the Village

A summary of the scope of each of the codes to be reviewed is below. We have prepared attachments related to each of these codes which will assist us in walking through all the proposed amendments.

Specifically, the attachments to this memorandum include the following:

1. A copy of the currently adopted amendments to the codes being reviewed that are already in effect.
2. A summary indicating the major revisions to the each of the published code editions from our currently adopted edition to the proposed edition. The summary includes the major changes for each of the updates so we can understand the full scope of the changes since the 2009 editions. The highlights on the summaries indicate what changes are deemed to have the most impact on construction within the Village. We recommend concentrating on those changes during any discussions.
3. A “Redlined” version of the current amendments indicating the addition, deletions or modification to the existing amendments that are proposed by staff for discussion and consideration by the BBA.

4. A “Clean” version of the combined existing and proposed amendments which eliminates the struck-through verbiage contained in the Redlined version to make for easier reading and reference.
5. Other attachments as deemed necessary to provide information for consideration by the BBA in their deliberation on the proposed codes.

The International Code Council and the National Fire Protection Association (NFPA) provide free online access for viewing of their codes. The International Codes can be viewed on the International Code Council’s website through the following URLs:

International Property Maintenance Code:

<https://codes.iccsafe.org/content/IPMC2018/preface>

International Mechanical Code:

<https://codes.iccsafe.org/content/IMC2015CU/copyright>

International Fuel Gas Code:

<https://codes.iccsafe.org/content/IFGC2015/preface>

The *NFPA 101, Life Safety Code* can be viewed on the NFPA’s website through the following URL.

<https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=101>

At the meeting, we will provide further background for the reasoning behind each of the proposed amendments and adoptions as well as the proposed deletion or modification of existing amendments. If we are unable to finish reviewing any of the codes, we can continue review of them to a future meeting.

Scope of Codes:

International Property Maintenance Code, 2018

Note: The following information related to the International Property Maintenance Code is repeated from the packet that was distributed for the December 15, 2021 meeting. This information was gleaned from the IMC but is not necessarily repeated here verbatim.

The *International Property Maintenance Code* (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings. It establishes the minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety for all existing residential and nonresidential structures and all existing premises. Responsibility is fixed among owners, operators, and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Property Maintenance Code* as repeated, though not verbatim, from the preface of the 2018 IPMC.

Chapter 1 Scope and Administration. This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the property maintenance criteria contained in the body of the code.

Chapter 2 Definitions. All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Chapter 3 General Requirements. Chapter 3, “General Requirements,” is broad in scope. It includes a variety of requirements for the exterior property areas as well as the interior and exterior elements of the structure. This chapter provides requirements that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building’s structural and weather-resistance performance. Chapter 3 provides specific criteria for regulating the installation and maintenance of specific building components; maintenance requirements for vacant structures and land; requirements regulating the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; vehicle storage regulations and establishes who is responsible for complying with the chapter’s provisions. This chapter also contains the requirements for swimming pools, spas and hot tubs and the requirements for protective barriers and gates in these barriers. Chapter 3 establishes the responsible parties for exterminating insects and rodents and maintaining sanitary conditions in all types of occupancies.

Chapter 4 Light, Ventilation and Occupancy Limitations. The purposes of Chapter 4 are to establish the minimum environment for occupiable and habitable buildings, by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding. This chapter also provides for alternative arrangements of windows and other devices to comply with the requirements for light and ventilation and prohibits certain room arrangements and occupancy uses.

***Witt commentary:** The addition of occupancy limitation requirements for dwelling units to the 2018 edition of the code is perhaps the most significant change from previous editions. Many municipalities have previously struggled with the concern of overcrowding unless they wrote their own code to regulate the number of persons allowed to occupy dwelling units. The occupancy limitation provisions will provide a uniform approach to addressing occupancy loads across communities that have adopted the IPMC.*

Chapter 5 Plumbing Facilities and Fixture Requirements. Chapter 5 establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal system and related plumbing fixtures. Sanitary and clean conditions in occupied buildings are dependent upon certain basic plumbing principles, including providing potable water to a building, providing the basic fixtures to effectively utilize that water, and properly removing waste from the building. Chapter 5 establishes the minimum criteria to verify that these principles are maintained throughout the life of a building.

Chapter 6 Mechanical and Electrical Requirements. Chapter 6 establishes minimum criteria for the installation and maintenance of the following: heating and air-conditioning equipment, appliances and their supporting systems; water heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures; electrical receptacle outlets; electrical distribution system equipment, devices and wiring; and elevators, escalators and dumbwaiters.

Chapter 7 Fire Safety Requirements. The purpose of Chapter 7 is to address those fire hazards that arise as the result of a building's occupancy. It also provides minimum requirements for fire safety issues that are most likely to arise in older buildings. This chapter contains requirements for means of egress in existing buildings, including path of travel, required egress width, means of egress doors and emergency escape openings. Chapter 7 establishes the minimum requirements for fire safety facilities and fire protection systems, as these are essential fire safety systems.

Chapter 8 Referenced Standards. The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code.

NFPA 101, Life Safety Code, 2015

The purpose of the NFPA 101, Life Safety Code, (LSC) is to provide minimum requirements, with due regard to function, for the design, operation and maintenance of building and structures for safety to life from fire. The LSC was previously adopted by the Village since that code was adopted by the Office of the Illinois State Fire Marshal (OSFM) pursuant to 425 ILCS 25/9 which required the State Fire Marshal to adopt and promulgate rules to protect the public from fire hazards. The 2009 edition of the LSC was adopted by the Village after the OSFM adopted it as the State Fire Code.

In previous years, although the OSFM indicated that a municipality must adopt a Fire Code that was equivalent to the LSC, the OSFM never recognized the International Fire Code as being equivalent to the LSC in terms of providing protection against fire hazards. Therefore, when the State adopted the 2009 LSC, the Village followed suit.

On December 21, 2021, Matt Perez, State Fire Marshal, issued a letter to all Local Municipal and Governmental Authorities in which he indicated that,

“For home rule municipalities, the municipality can opt either to adopt fire prevention and life safety standards of its own choosing or to follow the OSFM-adopted NFPA 101, Life Safety Code (2015 Edition). Notwithstanding the above, the OSFM-adopted life safety code still applies to state buildings, state-licensed facilities, and other occupancies under the purview of OSFM that are located in home rule municipalities.”

As indicated in the attached correspondence from the State Fire Marshal (Attachment LSC-4), while the OSFM is required by law to inspect all state public buildings, public schools, and occupancies licensed by the state, its jurisdiction to inspect private and commercial occupancies is concurrent with the local fire company.

Regarding occupancies under the purview of the OSFM, we note,

- There are no state public buildings located within the Village of Glen Ellyn.
- There are few state-licensed facilities located within the Village of Glen Ellyn, including,
 - The Illinois Department of Children and Family Services, general offices
 - Arden Courts of Glen Ellyn, Skilled Nursing Facility
 - Brookdale, Assisted Living Facility
 - Maple Glen, Assisted Living Facility
 - Atria Park of Glen Ellyn, Assisted Living Facility
 - Chart Senior Living of Glen Ellyn, Assisted Living Facility

The Village enforces the locally adopted building and fire codes, whereas the OSFM enforces the LSC.

- Day care facilities are inspected by both the Village and the OSFM. The Village enforces the locally adopted building and fire codes, whereas the OSFM enforces the LSC.
- Public elementary and secondary schools are inspected by the Office of the State Fire Marshal; however, the OSFM cannot enforce the OSFM-adopted NFPA 101, Life Safety Code on the

schools. The Illinois State Board of Education (ISBE) maintains jurisdiction within these school buildings. The ISBE has adopted specific fire safety rules and regulations applicable to public schools, which include Title 23, Part 175 or Part 185, of the Illinois Administrative Code, some version of the old BOCA Code, or some version of the International Building Code (IBC) or the International Fire Code (IFC). The Village inspects these buildings with respect to these codes.

- Private schools located in a home rule municipality, such as the Village of Glen Ellyn, are governed by the locally adopted building and fire codes.

Many sections of the LSC have requirements that differ from the Village's Fire Code, particularly as related to existing buildings. Some requirements are more, and some are less strict. Adoption of the LSC by the Village will only lead to conflict when trying to determine which code to follow in a given circumstance. Therefore, adoption of the LSC is not recommended.

International Mechanical Code, 2018

Note: This information below, related to the International Mechanical Code, was gleaned from the code but is not necessarily repeated here verbatim.

The *International Mechanical Code* (IMC) is a model code that regulates the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustion air provisions, hydronic systems, and solar systems. The purpose of the code is to establish the minimum acceptable level of safety and to protect life and property from the potential dangers associated with the installation and operation of mechanical systems. The code also protects the personnel that install, maintain, service and replace the systems and appliances addressed by this code.

The IMC is primarily a prescriptive code with some performance text. The code relies heavily on product specifications and listings to provide much of the appliance and equipment installation requirements. The general Section 105.2 and the exception to Section 403.2 allow designs and installations to be performed by approved engineering methods as alternatives to the prescriptive methods in the code.

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Mechanical Code* as repeated, though not verbatim, from the preface of the 2018 IMC.

Chapter 1 Scope and Administration. Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. A mechanical code, like any other code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the jurisdiction having authority and establish the rights and privileges of the design professional, contractor, and property owner.

Chapter 2 Definitions. Chapter 2 is the repository of the definitions of terms used in the body of the code. Codes are technical documents, and every word and term can impact the meaning of the code text and the intended results. The code often uses terms that have a unique meaning in the code and the code meaning can differ substantially from the ordinarily understood meaning of the term as used outside of the code.

The terms defined in Chapter 2 are deemed to be of prime importance in establishing the meaning and intent of the code text that uses the terms. The user of the code should be familiar with and consult this chapter because the definitions are essential to the correct interpretation of the code and because the user may not be aware that a term is defined.

Chapter 3 General Regulations. Chapter 3 contains broadly applicable requirements related to appliance location and installation, appliance and systems access, protection of structural elements, condensate disposal and clearances to combustibles, among others.

Chapter 4 Ventilation. Chapter 4 includes means for protecting building occupant health by controlling the quality of indoor air and protecting property from the effects of inadequate ventilation. In some cases, ventilation is required to prevent or reduce a health hazard by removing contaminants at their source.

Ventilation is both necessary and desirable for the control of air contaminants, moisture and temperature. Habitable and occupiable spaces are ventilated to promote a healthy and comfortable environment for the occupants. Uninhabited and unoccupied spaces are ventilated to protect the building structure from the harmful effects of excessive humidity and heat. Ventilation of specific occupancies is necessary to minimize the potential for toxic or otherwise harmful substances to reach dangerously high concentrations in air.

Chapter 5 Exhaust Systems. Chapter 5 provides guidelines for reasonable protection of life, property and health from the hazards associated with exhaust systems, air contaminants and smoke development in the event of a fire. In most cases, these hazards involve materials and gases that are flammable, explosive, toxic or otherwise hazardous. Where contaminants are known to be present in quantities that are irritating or harmful to the occupants' health or are hazardous in a fire, both naturally and mechanically ventilated spaces must be equipped with mechanical exhaust systems capable of collecting and removing the contaminants.

This chapter contains requirements for the installation of exhaust systems, with an emphasis on the structural integrity of the systems and equipment involved and the overall impact of the systems on the fire safety performance of the building. It includes requirements for the exhaust of commercial kitchen grease- and smoke-laden air, hazardous fumes and toxic gases, clothes dryer moisture and heat and dust, stock and refuse materials.

Chapter 6 Duct Systems. Chapter 6 of the code regulates the materials and methods used for constructing and installing ducts, plenums, system controls, exhaust systems, fire protection systems and related components that affect the overall performance of a building's air distribution system and the reasonable protection of life and property from the hazards associated with air-moving equipment and systems. This chapter contains requirements for the installation of supply, return and exhaust air systems. Specific exhaust systems are also addressed in Chapter 5. Information on the design of duct systems is limited to that in Section 603.2. The code is very much concerned with the structural integrity of the systems and the overall impact of the systems on the fire safety and life safety performance of the building. Design considerations such as duct sizing, maximum efficiency, cost effectiveness, occupant comfort and convenience are the responsibility of the design professional. The provisions for the protection of duct penetrations of wall, floor, ceiling, and roof assemblies are extracted from the *International Building Code*.

Chapter 7 Combustion Air. Complete combustion of solid and liquid fuel is essential for the proper operation of appliances, for control of harmful emissions and for achieving maximum fuel efficiency.

The specific combustion air requirements provided in previous editions of the code have been

deleted in favor of a single section that directs the user to NFPA 31 for oil-fired appliance combustion air requirements and the manufacturer's installation instructions for solid-fuel burning appliances. For gas-fired appliances, the provisions of the *International Fuel Gas Code* are applicable.

Chapter 8 Chimneys and Vents. Chapter 8 is intended to regulate the design, construction, installation, maintenance, repair and approval of chimneys, vents, and their connections to solid and liquid fuel-burning appliances. The requirements of this chapter are intended to achieve the complete removal of the products of combustion from fuel-burning appliances and equipment. This chapter includes regulations for the proper selection, design, construction, and installation of a chimney or vent, along with appropriate measures to minimize the related potential fire hazards. A chimney or vent must be designed for the type of appliance or equipment it serves. Chimneys and vents are designed for specific applications depending on the flue gas temperatures and the type of fuel being burned in the appliance. Chimneys and vents for gas-fired appliances are covered in the *International Fuel Gas Code*.

Chapter 9 Specific Appliances, Fireplaces and Solid Fuel-burning Equipment. Chapter 9 sets minimum construction and performance criteria for fireplaces, appliances, and equipment and provides for the safe installation of these items. It reflects the code's intent to specifically address all the types of appliances that the code intends to regulate. Other regulations affecting the installation of solid fuel-burning fireplaces, appliances and accessory appliances are found in Chapters 3, 6, 7, 8, 10, 11, 12, 13 and 14.

Chapter 10 Boilers, Water Heaters and Pressure Vessels. Chapter 10 presents regulations for the proper installation of boilers, water heaters and pressure vessels to protect life and property from the hazards associated with those appliances and vessels. It applies to all types of boilers and pressure vessels, regardless of size, heat input, operating pressure, or operating temperature. Because pressure vessels are closed containers designed to contain liquids, gases, or both under pressure, they must be designed and installed to prevent structural failures that can result in extremely hazardous situations. Certain safety features are therefore provided in Chapter 10 to reduce the potential for explosion hazards.

Chapter 11 Refrigeration. Chapter 11 contains regulations pertaining to the life safety of building occupants. These regulations establish minimum requirements to achieve the proper design, construction, installation, and operation of refrigeration systems. Refrigeration systems are a combination of interconnected components and piping assembled to form a closed circuit in which a refrigerant is circulated. The system's function is to extract heat from a location or medium, and to reject that heat to a different location or medium. This chapter establishes reasonable safeguards for the occupants by defining and mandating practices that are consistent with the practices and experience of the industry.

Chapter 12 Hydronic Piping. Hydronic piping includes piping, fittings and valves used in building space conditioning systems. Applications include hot water, chilled water, steam, steam condensate, brines, and water/antifreeze mixtures. Chapter 12 contains the provisions that govern the construction, installation, alteration, and repair of all hydronic piping systems that affect reliability, serviceability, energy efficiency and safety.

Chapter 13 Fuel Oil Piping and Storage. Chapter 13 regulates the design and installation of fuel oil storage and piping systems. The regulations include reference to construction standards for above-ground and underground storage tanks, material standards for piping systems (both aboveground and underground) and extensive requirements for the proper assembly of system piping and components. The *International Fire Code* (IFC) covers subjects not addressed in detail here. The provisions in this chapter are intended to prevent fires, leaks and spills involving fuel oil storage and piping systems.

Chapter 14 Solar Thermal Systems. Chapter 14 establishes provisions for the safe installation, operation and repair of solar energy systems used for space heating or cooling, domestic hot water heating or processing. Although such systems use components similar to those of conventional mechanical equipment, many of these provisions are unique to solar energy systems.

Chapter 15 Referenced Standards. Chapter 15 lists all the product and installation standards and codes that are referenced throughout Chapters 1 through 14. As stated in Section 102.8, these standards and codes become an enforceable part of the code (to the prescribed extent of the reference) as if printed in the body of the code. Chapter 15 provides the full title and edition year of the standards and codes in addition to the address of the promulgators and the section numbers in which the standards and codes are referenced.

Staff is not recommending any amendments to the technical requirements of the IMC. The amendments presented serve to upgrade the edition of the code and strike the same sections that were struck in the previous adoption. The sections stricken from the code are not required as they are contained in the Residential and Building Codes, both of which will be reviewed by the BBA at a future meeting.

International Fuel Gas Code, 2018

Note: This information below, related to the International Fuel Gas Code, was gleaned from the code but is not necessarily repeated here verbatim.

The *International Fuel Gas Code* (IFGC) is a model code that regulates the design and installation of fuel gas distribution piping and systems, appliances, appliance venting systems, combustion air provisions, gaseous hydrogen systems and motor vehicle gaseous-fuel-dispensing stations. The definition of fuel gas includes natural, liquefied petroleum and manufactured gases and mixtures of these gases.

The purpose of the code is to establish the minimum acceptable level of safety and to protect life and property from the potential dangers associated with the storage, distribution, and usage of fuel gases and the byproducts of combustion of such fuels. The code also protects the personnel that install, maintain, service and replace the systems and appliances addressed by this code.

Except for Section 401.1.1, the IFGC does not address utility-owned piping and equipment (i.e., anything upstream of the point of delivery). See the definition of “Point of delivery” and Section 501.8 for other code coverage exemptions.

The IFGC is primarily a specification-oriented (prescriptive) code with some performance-oriented text. For example, Section 503.3.1 is a performance statement, but Chapter 5 contains prescriptive requirements that will cause Section 503.3.1 to be satisfied.

The IFGC applies to all occupancies including one- and two-family dwellings and townhouses. The IRC is referenced for coverage of one- and two-family dwellings and townhouses; however, in effect, the IFGC provisions are still applicable because the fuel gas chapter in the IRC (Chapter 24) is composed entirely of text extracted from the IFGC. Therefore, whether using the IFGC or the IRC, the fuel gas provisions will be identical. The IFGC does not apply to piping systems that operate at pressures in excess of 125 psig for natural gas and 20 psig for LP-gas (note exception in Section 402.7).

The general Section 105.2 and the specific Sections 304.8, 402.3, 503.5.5 and 503.6.10 allow combustion air provisions, pipe sizing and chimney and vent sizing to be performed by approved engineering methods as alternatives to the prescriptive methods in the code.

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Fuel Gas Code* as repeated, though not verbatim, from the preface of the 2018 IFGC.

Chapter 1 Scope and Administration. Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. A fuel gas code, like any other code, is intended to be adopted as a legally enforceable document, and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1

establish the authority and duties of the code official appointed by the authority having jurisdiction and establish the rights and privileges of the design professional, contractor, and property owner.

Chapter 2 Definitions. Chapter 2 is the repository of the definitions of terms used in the body of the code. Codes are technical documents, and every word, term and punctuation mark can impact the meaning of the code text and the intended results. The code often uses terms that have a unique meaning in the code and the code meaning can differ substantially from the ordinarily understood meaning of the term as used outside of the code.

The terms defined in Chapter 2 are deemed to be of prime importance in establishing the meaning and intent of the code text that uses the terms. The user of the code should be familiar with and consult this chapter because the definitions are essential to the correct interpretation of the code and because the user may not be aware that a term is defined.

Chapter 3 General Regulations. Chapter 3 contains broadly applicable requirements related to appliance location and installation, appliance and systems access, protection of structural elements and clearances to combustibles, among others. This chapter also covers combustion air provisions for gas-fired appliances.

Chapter 4 Gas Piping Installations. Chapter 4 covers the allowable materials for gas piping systems and the sizing and installation of such systems. It also covers pressure regulators, appliance connections and overpressure protection devices. Gas piping systems are sized to supply the maximum demand while maintaining the supply pressure necessary for safe operation of the appliances served.

Chapter 5 Chimneys and Vents. Chapter 5 regulates the design, construction, installation, maintenance, repair and approval of chimneys, vents, venting systems, and their connections to gas-fired appliances. Properly designed chimneys, vents and venting systems are necessary to conduct to the outdoors the flue gases produced by the combustion of fuels in appliances. The provisions of this chapter are intended to minimize the hazards associated with high temperatures and potentially toxic and corrosive combustion gases. This chapter addresses all the factory-built and site-built chimneys, vents, and venting systems used to vent all types and categories of appliances. It also addresses direct-vent appliances, integral vent appliances, side-wall mechanically vented appliances and exhaust hoods that convey the combustion byproducts from cooking and other process appliances.

Chapter 6 Specific Appliances. Chapter 6 addresses specific appliances that the code intends to regulate. Each main section applies to a unique type of gas-fired appliance and specifies the product standards to which the appliance must be listed. The general requirements found in the previous Chapters 1 through 5 also apply and the sections in Chapter 6 add the special requirements that are specific to each type of appliance.

Chapter 7 Gaseous Hydrogen Systems. Chapter 7 is specific to gaseous hydrogen generation, storage, distribution and utilization systems, appliances, and equipment. Note that hydrogen is not within the definition of “Fuel gas,” but it is, nonetheless, commonly used as a fuel for fuel-cell power generation and fuel-cell powered motor vehicles. The scope of Chapter 7 is not

limited to any particular use of hydrogen (see Sections 633 and 635). Hydrogen systems have unique potential hazards because of the specific gravity of the gas, its chemical effect on materials and the fact that it is not odorized.

Chapter 8 Referenced Standards. Chapter 8 lists all the product and installation standards and codes that are referenced throughout Chapters 1 through 7. As stated in Section 102.8, these standards and codes become an enforceable part of the code (to the prescribed extent of the reference) as if printed in the body of the code. Chapter 8 provides the full title and edition year of the standards and codes in addition to the address of the promulgators and the section numbers in which the standards and codes are referenced.

Staff is not recommending any amendments to the technical requirements of the IFGC. The amendments presented serve to upgrade the edition of the code and strike the same sections that were struck in the previous adoption. The sections stricken from the code are not required as they are contained in the Residential and Building Codes, both of which will be reviewed by the BBA at a future meeting.

Recommendations:

1. We recommend that the Building Board of Appeals approve a motion to delete the following code from the Village Code.
 - o NFPA 101, Life Safety Code, 2009. Adoption of the 2015 edition of this code is not recommended.

2. We recommend that the Building Board of Appeals approve a motion to adopt the following codes as may be amended through discussion at the January 19, 2022 meeting.
 - o International Property Maintenance Code, 2018
 - o International Mechanical Code, 2018
 - o International Fuel Gas Code, 2018

- Att: Attachment IPMC-1: Property Maintenance Code – Existing Amendments
Attachment IPMC-2: Property Maintenance Code – Proposed Amendments (Redlined)
Attachment IPMC-3: Property Maintenance Code – Proposed Amendments (Clean)
Attachment IPMC-4: Major changes to the International Property Maintenance Code
Attachment LSC-1: Life Safety Code - Existing Amendments
Attachment LSC-2: Life Safety Code - Proposed Amendments (Redlined)
Attachment LSC-3: Life Safety Code - Proposed Amendments (Clean)
Attachment LSC-4: Life Safety Code - OSFM Correspondence
Attachment IMC-1: Mechanical Code - Existing Amendments
Attachment IMC-2: Mechanical Code - Proposed Amendments (Redlined)
Attachment IMC-3: Mechanical Code - Proposed Amendments (Clean)
Attachment IMC-4: Major Changes to the International Mechanical Code
Attachment IFGC-1: Fuel Gas Code - Existing Amendments
Attachment IFGC-2: Fuel Gas Code - Proposed Amendments (Redlined)
Attachment IFGC-3: Fuel Gas Code - Proposed Amendments (Clean)
Attachment IFGC-4: Major Changes to the International Fuel Gas Code

Attachment IPMC-1

Property Maintenance Code – Existing Amendments

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

(A) The 2009 ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC 2009 International Property Maintenance Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2009 ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:

1. Amend section 101.1 to read as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this Code".

2. Amend section 102.3 to read as follows:

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this Code shall be constructed to cancel, modify or set aside any provision of the Illinois Code for safety to life from fire in buildings and structures (Life Safety Code), the Illinois Plumbing Code, the Illinois accessibility code, the Illinois energy conservation code or any other applicable rules or regulations established by the State of Illinois.

3. Amend section 102.7 to read as follows:

102.7 Referenced Codes And Standards.

Exception: Wherever reference to the international Plumbing Code is made, substitute the Plumbing Code, department of public health, State of Illinois.

Exception: Wherever reference to the international Zoning Code is made, substitute the Zoning Code, title 10 of the Glen Ellyn Village Code.

Exception: All reference to the international existing Building Code shall be deleted.

Exception: Wherever differences occur between provisions of this Code and the 2009 NFPA 101 Life Safety Code the most restrictive provisions shall apply.

4. Delete section 103.1 in its entirety and substitute the following:

103.1 General. Where referenced in this Code, the department of property maintenance shall be the planning and development department of the Village of Glen Ellyn and the Code Official shall be the Building and Zoning Official of the Village of Glen Ellyn.

5. Delete section 103.5 in its entirety.

6. Add new section 104.3.1 to read as follows:

104.3.1 Search Warrant. If the Code Official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the Code Official may seek in the circuit court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this Code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

Attachment IPMC-1

Property Maintenance Code – Existing Amendments

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

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

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

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

112.4 Failure To Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
17. Amend section 202 to insert the following definition:

Code Official. The official, or a duly authorized representative, who is charged with the administration and enforcement of this Code, under the direction and approval of the director of planning & development or the Village Manager.
18. Amend section 302.2 to read as follows:

302.2 Grading And Drainage. All premises shall be graded and suitable vegetation or ground cover shall be established and maintained to prevent the erosion of soil by water or wind action and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
19. Delete section 302.4 in its entirety and substitute the following:

302.4 Weeds. The control of weeds shall be in accordance with title 7 health and sanitation, chapter 12 weeds, in the Glen Ellyn Village Code.

Attachment IPMC-1

Property Maintenance Code – Existing Amendments

20. Delete section 302.8 in its entirety and substitute the following:

302.8 Motor Vehicles. The control of abandoned vehicles shall be in accordance with title 7 health and sanitation, chapter 8 abandoned vehicles, in the Glen Ellyn Village Code.

21. Amend section 302.9 to insert the following:

302.9 Defacement Of Property. The removal of graffiti shall be in accordance with title 7 health and sanitation, chapter 2 nuisances, in the Glen Ellyn Village Code.

22. Add new section 302.10 to read as follows:

302.10 Corner Lot Landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with subsection 10-5-5(B)2 in the Glen Ellyn Village Code.

23. Add new section 302.11 to read as follows:

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

24. Add new section 302.12 to read as follows:

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

25. Add new section 302.13 to read as follows:

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

26. Add new section 304.3.1 to read as follows:

304.3.1 Unit Identification. Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.

Attachment IPMC-1

Property Maintenance Code – Existing Amendments

27. Amend section 304.7 to read as follows:

304.7 Roofs And Drainage. Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the director of public works.

28. Amend section 304.13 to read as follows:

304.13 Window, Skylight And Door Frames. No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the Code Official.

29. Amend section 304.14 to insert the following dates where indicated: April 1st to November 1st.

30. Delete section 305.1.1 in its entirety.

31. Delete section 305.2 in its entirety.

32. Delete section 305.3 in its entirety.

33. Delete section 305.4 in its entirety.

34. Delete section 305.5 in its entirety.

35. Delete section 305.6 in its entirety.

36. Delete section 308.1 in its entirety and substitute the following:

308.1 Accumulation Of Rubbish And Garbage. The control of rubbish and garbage shall be in accordance with title 7 health and sanitation, chapter 6 solid waste collection and disposal, in the Glen Ellyn Village Code.

37. Delete section 308.2 in its entirety.

38. Delete section 308.3 in its entirety.

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

602.3 Heat Supply. Heating requirements shall be in accordance with title 4 building regulations, chapter 1 Building Code, in the Glen Ellyn Village Code.

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

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

606.1 General. Elevators, dumbwaiters, escalators and lifts shall be maintained in compliance with the Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44-07), Performance Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44.7-07), Guide for the Inspection of Elevators, Escalators and Moving Walks (ASME A17.2-2007), Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2005) and Standard for the Qualification of Elevator Inspectors (ASME QE1-1-2007) in accordance with the Elevator Safety Act (225 ILCS 312/) and the Administrative Code, title 41, chapter II, part 1000, administered by the Village of Glen Ellyn under a municipality program agreement with the Office of the Illinois Fire Marshal, State of Illinois.

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

701.1 General. All existing buildings, structures and premises shall be maintained in compliance with Illinois Code for safety to life from fire in buildings and structures, known as the 2009 NFPA

Attachment IPMC-1

Property Maintenance Code – Existing Amendments

101 Life Safety Code current edition in accordance with the Fire Investigation Act (425 ILCS 25/) and the Administrative Code, title 41, chapter I, part 100, administered by the Office of the Illinois Fire Marshal, State of Illinois.

43. Delete section 702 in its entirety.
44. Delete section 703 in its entirety.
45. Delete section 704 in its entirety.

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

Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

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

- (A) The ~~20182009~~ ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC ~~20182009~~ International Property Maintenance Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) —The provisions of the ~~20182009~~ ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this Code".
 2. Amend section 102.3 to read as follows:
102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this Code shall be constructed to cancel, modify or set aside any provision of the Illinois Code for safety to life from fire in buildings and structures (Life Safety Code), the Illinois Plumbing Code, the Illinois ~~A~~accessibility ~~C~~code, the Illinois ~~E~~energy ~~C~~conservation ~~C~~code or any other applicable rules or regulations established by the State of Illinois.
 3. Amend the Exception in section 102.7 to read as follows:
~~102.7 Referenced Codes And Standards.~~
Exceptions:
 1. Wherever reference to the International Plumbing Code is made, substitute the Illinois Plumbing Code, Department of Public Health, State of Illinois.
 2. ~~Exception:~~ Wherever reference to the International Zoning Code is made, substitute the Zoning Code, Title 10 of the Glen Ellyn Village Code.
~~Exception: All reference to the international existing Building Code shall be deleted.~~
 3. ~~Exception:~~ Wherever differences occur between provisions of this Code and the 20152009 NFPA 101 Life Safety Code the most restrictive provisions shall apply.
 4. Delete section 103.1 in its entirety and substitute the following:
103.1 General. Where referenced in this Code, the Department of Property Maintenance shall be the ~~planning and Community Development~~ Department of the Village of Glen Ellyn and the Code Official shall be the Building and Zoning Official of the Village of Glen Ellyn.
 5. Delete section 103.5 in its entirety.

Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

6. Add new section 104.3.1 to read as follows:

104.3.1 Search Warrant. If the Code Official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the Code Official may seek in the circuit court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this Code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

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

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

8. Add new section 108.2.2 to read as follows:

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

9. Amend section 109.5 to read as follows:

109.5 Cost of Emergency Repairs And Temporary Safeguards. Costs incurred in the performance of emergency work and temporary safeguards shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure or condition is or was located for the recovery of such costs.

10. Delete section 111.2 in its entirety.

11. Delete section 111.3 in its entirety.

12. Delete section 111.4 in its entirety.

13. Delete section 111.5 in its entirety.

14. Delete section 111.6 in its entirety.

15. Delete section 111.7 in its entirety.

16. Amend section 112.4 to read as follows:

112.4 Failure To Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

17. —Amend section 202 to insert the following definition:

Code Official. The official, or a duly authorized representative, who is charged with the administration and enforcement of this Code, under the direction and approval of the Director of Planning & Community Development or the Village Manager.

Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

18. __—Amend section 302.2 to read as follows:

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

19. __—Delete section 302.4 in its entirety and substitute the following:

302.4 Weeds. The control of weeds shall be in accordance with Title 7 Hhealth and Ssanitation, C-chapter 12 Wweeds Control Code, in the Glen Ellyn Village Code.

20. __—Delete section 302.8 in its entirety and substitute the following:

302.8 Motor Vehicles. The control of abandoned vehicles shall be in accordance with Title 7 Hhealth and Ssanitation, Cchapter 8 Aabandoned Vehicles, in the Glen Ellyn Village Code.

21. __—Amend section 302.9 to insert the following:

302.9 —Defacement Of Property. The removal of graffiti shall be in accordance with Title 7 Hhealth and Ssanitation, Cchapter 2 Nuisances, in the Glen Ellyn Village Code.

22. __—Add new section 302.10 to read as follows:

302.10 Corner Lot Landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with subsection 10-5-5(B)2 in the Glen Ellyn Village Code.

23. __—Add new section 302.11 to read as follows:

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

24. __—Add new section 302.12 to read as follows:

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

Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

25. —Add new section 302.13 to read as follows:

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

26. Add new section 302.14 to read as follows:

302.14 Vision Obstruction On Lots. Walls, fences, signs, landscape plant material (excluding grass, ground cover, or other approved ground stabilizing material), and other obstructions shall be prohibited in those portions of a lot:

(A) Where the vision of drivers of motor vehicles and bicycles, and the safety of pedestrians walking along the sidewalk or street is unreasonably obstructed or interfered with. The maximum height of such

1. Shrubs and fences shall be maintained to a maximum height of 36 inches and tree branches shall be eight feet or higher within that triangular portion of a lot no less than twenty (20) feet away from the edge of a public sidewalk and a point not less than twenty (20) feet away from the edge of a driveway closest to a shared property line and measured along the edge of the public sidewalk, regardless of what property the driveway is located on.

(B) Encumbered by a detention, drainage, or access easement.

27. Delete section 303.2 and the Exception in their entirety and substitute the following:

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier installed, along with any gates and doors therein, in accordance with the procedures and provisions of the building codes as adopted and amended by the Village of Glen Ellyn.

~~286.~~ —Add new section 304.3.1 to read as follows:

304.3.1 Unit Identification. Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.

~~279.~~ —Amend section 304.7 to read as follows:

304.7 Roofs And Drainage. Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the Director of Public Works.

Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

~~3028.~~ 3028. ~~_____~~—Amend section 304.13 to read as follows:

304.13 Window, Skylight And Door Frames. No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the Code Official.

~~2931.~~ 2931. Amend section 304.14 to insert the following dates where indicated: April 1st to November 1st.

~~30.~~ 30. ~~Delete section 305.1.1 in its entirety.~~

~~31.~~ 31. ~~Delete section 305.2 in its entirety.~~

~~32.~~ 32. ~~Delete section 305.3 in its entirety.~~

~~33.~~ 33. ~~Delete section 305.4 in its entirety.~~

~~34.~~ 34. ~~Delete section 305.5 in its entirety.~~

~~35.~~ 35. ~~Delete section 305.6 in its entirety.~~

~~362.~~ 362. Delete section 308.1 in its entirety and substitute the following:

308.1 Accumulation Of Rubbish And Garbage. The control of rubbish and garbage shall be in accordance with ~~T~~Title 7 ~~H~~Health and ~~S~~Sanitation, ~~C~~Chapter 6 ~~S~~Solid ~~W~~Waste ~~C~~Collection and ~~D~~Disposal, in the Glen Ellyn Village Code.

~~373.~~ 373. Delete section 308.2 in its entirety.

~~3438.~~ 3438. Delete section 308.3 in its entirety.

~~3539.~~ 3539. Delete section 602.3 in its entirety and substitute the following:

~~602.3 Heat Supply.~~ Heating requirements shall be in accordance with title 4 building regulations, chapter 1 Building Code, in the Glen Ellyn Village Code.

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

~~3640.~~ 3640. Amend section 602.4 to insert the following dates where indicated: October 1st to May 15th.

~~3744.~~ 3744. Delete section 606.1 in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters, escalators and lifts shall be maintained in compliance with the ~~following codes~~ Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44-07), Performance Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44.7-07), Guide for the Inspection of Elevators, Escalators and Moving Walks (ASME A17.2-2007), Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2005) and Standard for the Qualification of Elevator Inspectors (ASME QEI-1-2007) in accordance with the Elevator Safety Act (225 ILCS 312/) and the Administrative Code, title 41, chapter II, part 1000, administered by the Village of Glen Ellyn under a municipality program agreement with the Office of the Illinois Fire Marshal, State of Illinois.

A. Safety Code for Elevators and Escalators (ASME-A17.1/CSA B44-2019) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2012/CSA B44.7-07);

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Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

B. Safety Code for Existing Elevators and Escalators (ASME A17.3-2005, but only as required under Section 35(h) and (i) of the Elevator Safety Act (225 ILCS 312/);

C. Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2017);

D. Standard for Qualification of Elevator Inspectors (ASME QEI-1-2018); and

E. Automated People Mover Standards (ANSI/ASCE/T&DI 21-13).

~~3842.~~ _____—Delete section 701.1 in its entirety and substitute the following:

701.1 General. All existing buildings, structures and premises shall be maintained in compliance with Illinois Code for safety to life from fire in buildings and structures, known as the ~~20152009~~ NFPA 101 Life Safety Code current edition in accordance with the Fire Investigation Act (425 ILCS 25/) and the Administrative Code, title 41, chapter I, part 100, administered by the Office of the Illinois Fire Marshal, State of Illinois.

~~3943.~~ Delete section 702 in its entirety.

~~44.~~—Delete section 703 in its entirety.

~~45.~~—Delete section 704 in its entirety.

~~40.~~ Delete section 704.6 in its entirety and substitute the following:

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

~~41.~~ Add section 704.8 to read as follows:

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

~~42.~~ Delete section 704.7.1 in its entirety and substitute the following:

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

~~43.~~ Add section 705.2.1 to read as follows:

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

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

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

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

- (A) The 2018 ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC 2018 International Property Maintenance Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this Code".
 2. Amend section 102.3 to read as follows:
102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this Code shall be constructed to cancel, modify or set aside any provision of the Illinois Code for safety to life from fire in buildings and structures (Life Safety Code), the Illinois Plumbing Code, the Illinois Accessibility Code, the Illinois Energy Conservation Code or any other applicable rules or regulations established by the State of Illinois.
 3. Amend the Exception in section 102.7 to read as follows:
Exceptions:
 1. Wherever reference to the International Plumbing Code is made, substitute the Illinois Plumbing Code, Department of Public Health, State of Illinois.
 2. Wherever reference to the International Zoning Code is made, substitute the Zoning Code, Title 10 of the Glen Ellyn Village Code.
 3. Wherever differences occur between provisions of this Code and the 2015 NFPA 101 Life Safety Code the most restrictive provisions shall apply.
 4. Delete section 103.1 in its entirety and substitute the following:
103.1 General. Where referenced in this Code, the Department of Property Maintenance shall be the Community Development Department of the Village of Glen Ellyn and the Code Official shall be the Building and Zoning Official of the Village of Glen Ellyn.
 5. Delete section 103.5 in its entirety.

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

6. Add new section 104.3.1 to read as follows:

104.3.1 Search Warrant. If the Code Official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the Code Official may seek in the circuit court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this Code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

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

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

8. Add new section 108.2.2 to read as follows:

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

9. Amend section 109.5 to read as follows:

109.5 Cost of Emergency Repairs And Temporary Safeguards. Costs incurred in the performance of emergency work and temporary safeguards shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure or condition is or was located for the recovery of such costs.

10. Delete section 111.2 in its entirety.

11. Delete section 111.3 in its entirety.

12. Delete section 111.4 in its entirety.

13. Delete section 111.5 in its entirety.

14. Delete section 111.6 in its entirety.

15. Delete section 111.7 in its entirety.

16. Amend section 112.4 to read as follows:

112.4 Failure To Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

17. Amend section 202 to insert the following definition:

Code Official. The official, or a duly authorized representative, who is charged with the administration and enforcement of this Code, under the direction and approval of the Director of Community Development or the Village Manager.

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

18. Amend section 302.2 to read as follows:

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

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

302.4 Weeds. The control of weeds shall be in accordance with Title 7 Health and Sanitation, C-chapter 12 Weed Control Code, in the Glen Ellyn Village Code.

20. Delete section 302.8 in its entirety and substitute the following:

302.8 Motor Vehicles. The control of abandoned vehicles shall be in accordance with Title 7 Health and Sanitation, Chapter 8 Abandoned Vehicles, in the Glen Ellyn Village Code.

21. Amend section 302.9 to insert the following:

302.9 Defacement Of Property. The removal of graffiti shall be in accordance with Title 7 Health and Sanitation, Chapter 2 Nuisances, in the Glen Ellyn Village Code.

22. Add new section 302.10 to read as follows:

302.10 Corner Lot Landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with subsection 10-5-5(B)2 in the Glen Ellyn Village Code.

23. Add new section 302.11 to read as follows:

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

24. Add new section 302.12 to read as follows:

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

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

25. Add new section 302.13 to read as follows:

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

26. Delete section 303.2 and the Exception in their entirety and substitute the following:

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier installed, along with any gates and doors therein, in accordance with the procedures and provisions of the building codes as adopted and amended by the Village of Glen Ellyn.

27. Add new section 304.3.1 to read as follows:

304.3.1 Unit Identification. Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.

28. Amend section 304.7 to read as follows:

304.7 Roofs And Drainage. Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the Director of Public Works.

29. Amend section 304.13 to read as follows:

304.13 Window, Skylight And Door Frames. No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the Code Official.

30. Amend section 304.14 to insert the following dates where indicated: April 1st to November 1st.

31. Delete section 308.1 in its entirety and substitute the following:

308.1 Accumulation Of Rubbish And Garbage. The control of rubbish and garbage shall be in accordance with Title 7 Health and Sanitation, Chapter 6 Solid Waste Collection and Disposal, in the Glen Ellyn Village Code.

32. Delete section 308.2 in its entirety.

33. Delete section 308.3 in its entirety.

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

602.3 Heat Supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units shall supply heat during the period of October 1st to May 15th to maintain a minimum temperature of 68°F (20°C) at a point three feet above the floor and

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

two feet from exterior walls in all habitable rooms, bathrooms, and toilet rooms at design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

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

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

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

A. Safety Code for Elevators and Escalators (ASME-A17.1/CSA B44-2019) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2012/CSA B44.7-07);

B. Safety Code for Existing Elevators and Escalators (ASME A17.3-2005, but only as required under Section 35(h) and (i) of the Elevator Safety Act (225 ILCS 312/);

C. Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2017);

D. Standard for Qualification of Elevator Inspectors (ASME QEI-1-2018); and

E. Automated People Mover Standards (ANSI/ASCE/T&DI 21-13).

37. Delete section 702 in its entirety.

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

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

39. Add section 704.8 to read as follows:

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

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

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

41. Add section 705.2.1 to read as follows:

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

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

Attachment IPMC-4

Major changes to the International Property Maintenance Code 2012, 2015 and 2018 Editions

The following is an overview of major changes that have occurred in the International Code Council's *International Property Maintenance Code* 2012, 2015 and 2018 editions. The information provided comes from a variety of sources, including:

- *International Property Maintenance Code* 2012, 2015 and 2018 editions. Additions and deletions of code sections within each publication are identified in the margin adjacent to or between code sections.
- *Significant Changes to the International Property Maintenance Code* 2012 and 2018 Edition.
- International Code Council seminars on International Property Maintenance Code updates.
- Evaluations performed by other municipalities if available.

Items determined to have greater impact on the maintenance of existing buildings and properties within the Village are highlighted in yellow.

2012, 2015 and 2018 International Property Maintenance Code			
Code Year	Amendment: New, Change or Addition	Description	2018 Code Section
2012	Modification	102.3, 201.3, provides further provisions for repairs, additions, or alterations to the structure as well as changes of occupancy; including: International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70.	102.3, 201.3
2012	Addition	304.19 <i>Gates</i> , provides the opportunity to enforce the condition of gates.	304.19
2012	Modification	404.4.1, 404.5 <i>Overcrowding</i> , provides formula for the proper amount of people per square foot.	404.4.1, 404.5
2012	Modification	404.5.1 <i>Sleeping Area</i> , and 404.5.2 <i>Combined spaces</i> , provides descriptions for the use of size when determining occupancy load.	404.5.1, 404.5.2
2012	Modification	404.6 <i>Efficiency Unit</i> , provides further details for size compared to occupancy.	404.6
2012	Modification	506.3 <i>Grease interceptors</i> , provides enforcement for proper maintenance of these devices.	506.3
2012	Modification	602.2 <i>Residential Occupancies</i> , provides guidelines prohibiting the use of fuel burning space heaters and exceptions to the section.	602.2
2012	Modification	605.2 <i>Receptacles</i> , provides that each receptacle must have the appropriate faceplate cover for the location.	605.2
2012	Modification	605.3 <i>Luminaires</i> , provides additional detail requiring a ground to pool or spa luminaries over 15 V.	605.3

2012	Modification	605.4 <i>Wiring</i> , provides addition details on wiring luminaries.	605.4
2015	Updating	102.3, 201.3, provides further provisions to repairs, additions or alterations to the structure as well as changes of occupancy; including: International Existing Building Code, International Energy Conservation Code.	102.3, 201.3
2015	Providing exceptions	102.7, when enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.	102.7
2015	Addition	102.7.1 <i>Conflicts</i> , provides resolution to allow the provisions of this code to apply	102.7.1
2015	Addition	102.7.2 <i>Provisions in referenced codes and standards</i> , provides that the provisions of the IPMC takes precedence over provisions in referenced code.	102.7.2
2015	Addition	Addition of “civil or criminally liable personally” to Section 103.4 <i>Liability</i> , providing further legal coverage for employee(s) who are acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance.	103.4
2015	Addition	105.2, requires the code official to provide reasons in writing when an alternative is not approved.	105.2
2015	Addition	Adding “owners authorized agent” to Sections 107.2, 107.6, 108.2, 108.2.1, 108.3, 108.6, 109.5, 110.1, 110.3, 112.2, allows city officials to place responsibility on property managers or business representatives as well as the property owner.	107.2, 107.6, 108.2, 108.2.1, 108.6, 109.5, 110.1, 110.3, 112.2
2015	Addition	Chapter 2. <i>Definitions</i> : <ul style="list-style-type: none"> • Cost of Demolition defined • Emergency Repair defined. • Historical-Buildings requirements defined. Infestation, the term rodent was added.	Chapter 2
2015	Addition	304.15 <i>Doors</i> . “Operator systems if provided” (allows code officials to enforce the mechanics of a handicap door to remain operable for example).	304.15
2015	Addition	704.1.2 <i>Fire Department Connection</i> , provides requirements for a sign indicating the location of the fire department connection when the connection is not visible to approaching fire apparatus.	704.5
2018	Modified	Chapter 2. <i>Definitions</i> : <ul style="list-style-type: none"> • Labeled, remove the word inspection. • Public Way, to include or other parcel of land that is open to the outside air; leads to street; and has a clear width of no less than 10 feet. • Structure: deleted “or a portion there of”. 	Chapter 2

2018	New	505.5 <i>Non-Potable water reuse systems</i> , shall be maintained.	505.5
2018	New	505.5.1 <i>Abandonment of systems</i> . Where a nonpotable water reuse system or rainwater collection and distribution system is not maintained, it shall be abandoned.	505.5.1
2018	Addition	603.1 <i>Mechanical appliances</i> became <i>Mechanical equipment and appliances</i> .	603.1
2018	Addition	<p>Imported requirements from the International Fire Code including: Section 703 Fire Resistance Ratings.</p> <p>703.1 Fire resistive rated assemblies</p> <p>703.2 Unsafe conditions</p> <p>703.3 Maintenance</p> <p>703.3.1 Fire blocking and draft stopping</p> <p>703.3.2 Smoke barriers and smoke partitions</p> <p>703.3.3 Fire walls, fire barriers, and fire partitions</p> <p>703.4 Opening protectives</p> <p>703.4.1 Signs</p> <p>703.4.2 Hold open devices and closers</p> <p>703.4.3 Door operation</p> <p>703.5 Ceilings</p> <p>703.6 Testing</p> <p>703.7 Vertical shafts</p> <p>703.8 Opening protective closures</p> <p>Imported requirements from the International Fire Code</p> <p>Section 704 Fire Protection Systems.</p> <p>704.1 Inspection, testing and maintenance</p> <p>704.1.1 Installation</p> <p>704.1.2 Required fire protection system</p> <p>704.1.3 Fire protection systems</p> <p>704.2 Standards (for inspecting, testing, and maintaining fire protection systems)</p> <p>704.2.1 Records</p> <p>704.2.2 Records and information</p> <p>704.3 System out of service</p> <p>704.3.1 Emergency impairments</p> <p>704.4.1 Removal of or tampering with appurtenance</p> <p>704.4.2 Removal of occupant use hose lines</p> <p>704.4.3 Termination of monitoring services</p> <p>704.5 Fire department connection</p> <p>704.5.1 Fire department connection access</p> <p>704.5.2 Clear space around connections</p>	<p>IFC 901.6</p> <p>IFC 901.4</p> <p>IFC 901.4.1</p> <p>IFC 901.6, 901.6.1 and 901.6.2</p> <p>IFC 901.6.3</p> <p>IFC 901.6.3.1.</p> <p>IFC 907.1</p> <p>IFC 901.7.5</p> <p>IFC 901.8.1</p> <p>IFC 901.8.2</p> <p>IFC 901.9</p> <p>IFC 903.3.7</p> <p>IFC 912.2</p> <p>IFC 912.4</p>

Attachment LSC-1

Life Safety Code - Existing Amendments

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

- (A) The 2009 NFPA 101 Life Safety Code is adopted by reference as the standards and regulations for governing conditions hazardous to life and property from fire, escape from buildings and fire protective building features and systems as this Code is intended, recommended, maintained and published by the National Fire Protection Association except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2009 NFPA 101 Life Safety Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2009 NFPA 101 Life Safety Code are hereby deleted, modified and amended as follows:
 - 1. Amend section 2.2 to read as follows:

2.2 NFPA Publications. National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471. NFPA 101, Life Safety Code, 2000 edition, as amended by the State of Illinois in the administrative code, title 41, chapter I, part 100, section 100.7(b).
 - 2. Delete chapter 24 one and two family dwellings in its entirety.

(Ord. 5883, 8-23-2010, eff. 10-1-2010)

Attachment LSC-2

Life Safety Code - Proposed Amendments (Redlined)

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

1. ~~Delete Section 5-2-2 in its entirety.~~

~~(A) — The 2009 NFPA 101 Life Safety Code is adopted by reference as the standards and regulations for governing conditions hazardous to life and property from fire, escape from buildings and fire protective building features and systems as this Code is intended, recommended, maintained and published by the National Fire Protection Association except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2009 NFPA 101 Life Safety Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.~~

~~(B) — The provisions of the 2009 NFPA 101 Life Safety Code are hereby deleted, modified and amended as follows:~~

~~1. — Amend section 2.2 to read as follows:~~

~~2.2 NFPA Publications. National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471. NFPA 101, Life Safety Code, 2000 edition, as amended by the State of Illinois in the administrative code, title 41, chapter I, part 100, section 100.7(b).~~

~~2. — Delete chapter 24 one and two family dwellings in its entirety.~~

(Ord. 5883, 8-23-2010, eff. 10-1-2010)

Attachment LSC-3
Life Safety Code - Proposed Amendments (Clean)

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

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



**OFFICE OF THE ILLINOIS
STATE FIRE MARSHAL**

**JB Pritzker, Governor
Matt Perez, State Fire Marshal**

To: All Local Municipal and Governmental Authorities
From: State Fire Marshal, Office of the State Fire Marshal, State of Illinois
Date: December 21, 2021
Topic: Applicability of the State-Adopted Life Safety Code

In an effort to clarify the role of the Office of the State Fire Marshal (OSFM) in matters related to fire investigations and fire safety inspections conducted within the State of Illinois, I offer the following:

Fire Investigations

The Illinois General Assembly enacted the Fire Investigation Act (the "Act") (425 ILCS 25) in 1909. The legislature specifically selected the OSFM to investigate and to supervise the investigation of fires by the Chiefs of all legally organized municipal fire departments and fire protection districts within the State of Illinois. The Act also assigned local Fire Chiefs the responsibility to determine if fires occurring in their respective communities were accidental or by design (cause and origin determinations).

If it is determined that the fire may have been intentionally set (arson), the Chief can take one of two paths:

1. The local department can conduct an arson investigation if they have the capability and resources.
2. The local department can request that the OSFM conduct an arson investigation if they do not have the capability and resources.

The OSFM reserves the right to conduct an arson investigation at any juncture where circumstances deem it appropriate.

Fire Safety Inspections

The legislature issued an additionally important mandate in the Act. It required the State Fire Marshal to adopt and promulgate rules to protect the public from fire hazards (425 ILCS 25/9). Currently, OSFM has adopted the NFPA 101, Life Safety Code (2015 Edition). The home rule status of a municipality will largely inform whether the OSFM life safety code – adopted by administrative rule pursuant to the Act – is the mandated applicable minimum standard in a given municipality.

- For home rule municipalities, the municipality can opt either to adopt fire prevention and life safety standards of its own choosing or to follow the OSFM-adopted NFPA 101, Life Safety Code (2015 Edition). Notwithstanding the above, the OSFM-adopted life safety code still applies to state buildings, state-licensed facilities, and other occupancies under the purview of OSFM that are located in home rule municipalities.
- Unlike home rule municipalities, non-home rule municipalities are mandated to enforce fire prevention and life safety standards that are equal to or greater than the OSFM-adopted life safety code. Non-home rule municipalities that have not adopted fire prevention and life safety

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standards that are equal to or greater than the OSFM-adopted NFPA 101, Life Safety Code (2015 Edition) are required to use the NFPA 101, Life Safety Code (2015 Edition). The administrative rules contain established methods for non-home rule municipalities to demonstrate equivalency with the OSFM-adopted life safety code. Notwithstanding the above, the OSFM-adopted life safety code still applies to state buildings, state-licensed facilities, and other occupancies under the purview of OSFM that are located in non-home rule municipalities with codes that are determined to be equal to or greater than the OSFM-adopted code.

The right of entry for the purpose of inspecting properties was granted to both the OSFM and the Chiefs of all municipal fire departments and fire protection districts. The OSFM's jurisdiction to inspect properties for fire hazards is not exclusive. While the OSFM is required by the law to inspect all state public buildings, public schools, and occupancies licensed by the state, its jurisdiction to inspect private and commercial occupancies is concurrent with our local fire service partners.

The OSFM depends on local departments to be vigilant in pre-planning and identifying hazards in all buildings within their respective communities. This expectation does not mean that every department/district must conduct regular safety inspections of buildings within their areas. With that said, routine fire safety inspections not only ensure that buildings are safe, they also provide an opportunity to pre-plan and reconnoiter the building so firefighters know what to expect during an emergency. This ultimately enhances your response capabilities and furthers public safety.

Regular inspections would be ideal and should be an aspirational goal that every department or fire protection district strives for, but I understand that it is not realistic in some areas of our state. Although the Act does not require Fire Chiefs or their designees to conduct routine inspections, it does require, at a minimum, that Fire Chiefs or their designees report safety violations when discovered and take appropriate enforcement action to address them as necessary. This can take several forms:

1. For local departments/districts that enforce a code different from the OSFM-adopted minimum or maintain a dedicated fire prevention bureau, these violations are best handled by using locally adopted ordinances that spell out enforcement procedures. The OSFM is available to assist our local partners with technical support relating to NFPA 101 code interpretation.
2. For local departments/districts that do not have locally adopted ordinances on enforcement, violations should still be handled by the local department/district. The designated local official should notify the building owner/tenant of the specific violation(s) in writing, and provide them with an opportunity to remediate the situation or to file an appeal with the local authority. If the violation is upheld or modified, the person against whom the final order has been issued may seek review of the decision in the circuit court. Fire safety violations are petty offenses under the Act and violators are subject to fines and injunctive orders issued by the circuit court. The role of the OSFM in situations where local departments/districts do not have locally adopted ordinances or dedicated fire prevention bureaus can vary based upon the circumstances and may include:

- advisory/technical support relating to code interpretation
- assistance in conducting an inspection
- assistance in writing a notice of violation

Attachment LSC-4 OSFM Correspondence

FOR REFERENCE ONLY

The OSFM is primarily available to provide such technical assistance while local officials pursue enforcement. Infrequently, a direct referral of the matter to the OSFM for inspection/enforcement action may be appropriate.

3. The Fire Protection District Act (70 ILCS 705) also provides Fire Protection District Fire Chiefs with an additional avenue of enforcement should he or she not be able to achieve compliance with orders issued under 70 ILCS 705/11m(b) or 70 ILCS 705/11m(c). If this is the case, pursuant to 70 ILCS 705/11m(d), the Fire Protection District Fire Chief may refer such an order to the State's Attorney so that the State's Attorney may (at its discretion) enforce the Fire Chief's order.

The important message here is that the OSFM understands that fulfilling our duties as spelled out in the Act will require teamwork on both our parts. The OSFM recognizes the issues that can arise in carrying out your assigned duties and we are dedicated to helping you through partnership.

Tools and Training

In an effort to help municipal fire departments and fire protection districts that do not have a fire inspection program, the OSFM has developed a free, online interactive Life Safety Code training program. This program is available to all Illinois firefighters on-demand and can be accessed through:

<https://www2.illinois.gov/sites/sfm/lam/FireDepartment/FirefighterTraining/Pages/LifeSafetyCodeTrainingRequest.aspx>

Along with the training, we are developing a sample inspection checklist that can be modified or tailored to fit the demands of your department/district. The checklist is being designed as a tool to assist individuals who conduct fire inspections, or to simply use as a notice of violation when a violation is found. We are also developing an instructional video which will be placed on our website that will help familiarize you with using the sample inspection checklist.

Protection

The OSFM notes that while every department should strive to conduct accurate and thorough inspections, mistakes or omissions may occur. If such mistakes or omissions do happen, there are statutes (e.g., the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10)) and case law that discuss the possibility of immunity protection for public entities and public employees stemming from inspections. The availability of governmental tort immunity as a defense will ultimately depend on the specific facts and circumstances of the matter in question. Therefore, if additional guidance on this issue is needed, a local department/district should consider seeking the advice of legal counsel.

The OSFM understands that it is no easy task for Fire Chiefs throughout the state. I want to personally thank each of you for the work you do to keep Illinois safe. I look forward to working with all of you in furtherance of improving fire safety within our state. If you have questions about this communication please direct them to sfm.info@illinois.gov.

Matt Perez

State Fire Marshal

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Attachment IMC-1

Mechanical Code - Existing Amendments

4-1-7. Adoption of Mechanical Code.

- (A) The 2009 ICC International Mechanical Code is adopted by reference as the standards and regulations for governing the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustion air provisions, hydronic systems and solar systems, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC International Mechanical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2009 ICC International Mechanical Code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the mechanical code of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Add new section 101.5 to read as follows:
101.5 Administration And Enforcement. This Code shall be administered and enforced in accordance with the provisions in chapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.
 3. Delete section 103, Department of Mechanical Inspection, in its entirety.
 4. Delete section 104, Duties and Powers of the Code Official, in its entirety.
 5. Delete section 105, Approval, in its entirety.
 6. Delete section 106, Permits, in its entirety.
 7. Delete section 107, Inspections and Testing, in its entirety.
 8. Delete section 108, Violations, in its entirety.
 9. Delete section 109, Means of Appeal, in its entirety.
 10. Delete section 110, Temporary Equipment, System And Uses, in its entirety.

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

Attachment IMC-2

Mechanical Code - Proposed Amendments (Redlined)

4-1-7. Adoption of Mechanical Code.

- (A) The ~~20182009~~ ICC International Mechanical Code is adopted by reference as the standards and regulations for governing the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustion air provisions, hydronic systems and solar systems, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the ~~20182009~~ ICC International Mechanical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the ~~20182009~~ ICC International Mechanical Code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the ~~M~~Mechanical ~~C~~Code of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Add new section 101.5 to read as follows:
101.5 Administration ~~A~~nd Enforcement. This Code shall be administered and enforced in accordance with the provisions in ~~e~~Chapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.
 3. Delete ~~s~~Section 103, Department of Mechanical Inspection, in its entirety.
 4. Delete ~~s~~Section 104, Duties and Powers of the Code Official, in its entirety.
 5. Delete ~~s~~Section 105, Approval, in its entirety.
 6. Delete ~~s~~Section 106, Permits, in its entirety.
 7. Delete ~~s~~Section 107, Inspections and Testing, in its entirety.
 8. Delete ~~s~~Section 108, Violations, in its entirety.
 9. Delete ~~s~~Section 109, Means of Appeal, in its entirety.
 10. Delete ~~s~~Section 110, Temporary Equipment, System ~~A~~nd Uses, in its entirety.

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

Attachment IMC-3

Mechanical Code - Proposed Amendments (Clean)

4-1-7. Adoption of Mechanical Code.

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

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

Attachment IMC-4

Major changes to the International Mechanical Code 2012, 2015 and 2018 Editions

The following is an overview of major changes that have occurred in the International Code Council's *International Mechanical Code* 2012, 2015 and 2018 editions. The information provided comes from a variety of sources, including:

- *International Mechanical Code* 2012, 2015 and 2018 editions. Additions and deletions of code sections within each publication are identified in the margin adjacent to or between code sections.
- *Significant Changes to the International Mechanical Code* 2012 and 2018 Edition.
- International Code Council seminars on International Mechanical Code updates.
- Evaluations performed by other municipalities if available.

Items determined to have greater impact on the maintenance of existing buildings and properties within the Village are highlighted in yellow.

2012, 2015 and 2018 International Mechanical Code			
Code Year	Amendment: New, Change or Addition	Cost Impact Decrease Increase Unknown	Description
IMC 2012	Defines	Increase	306.5 Equipment and Appliances on roofs. When mechanical equipment requires access to roofs or similar structures access shall require a permanent ladder not portable.
IMC 2012	Revision	Increase	Table E 403.3 Outdoor air. Beauty salons and nail salons require increase in ventilation from 0 to .6 CFM/Ft ²
IMC 2012	Revision	unknown	404.1 Enclosed parking garages. Requires enclosed parking garages to be exhausted when activated by carbon monoxide detectors, nitrogen dioxide detectors or presence of occupants, not just intermittently.
IMC 2012	New	Increase	501.2 Independent exhaust systems. New section requires all exhaust systems such as for dryers, kitchen or food processing to be separated from all others.
IMC 2012	New	Increase	506.3.8, 506.3.9, 506.3.10, 506.3.11 and 506.7.1, Commercial Kitchen Hoods. Adds details on grease duct reservoirs, clean outs, openings and enclosure.
IMC 2012	Clarifications	Decrease	507 Commercial Kitchen Hoods, 507.2 addresses new types of cooking methods and allows exceptions for venting.
IMC 2012	New	Increase	601.4 exhaust ducts, chimneys and vents in plenum require greater sealing or separated by an enclosure of

			approved materials per 602.2.1. Also addresses minimum wiring requirements in plenum.
IMC 2012	New	For information	927 Radiant Heating System. All new section
IMC 2012	New	For information	928 Evaporative Cooling Equipment, All new section
IMC 2012	New	Increase if property in flood area.	Properties located in “Flood hazard condition” were identified at numerous locations thru this code to ensure that new installations take flooding into consideration.
IMC 2015	New National Multi-Family Housing Council (NMHC) 2014	Decrease	106.1.1 “Annual Permit” New Provision Decrease An annual permit for mechanical repairs can be issued to a person, firm or corporation to perform mechanical work on individual mechanical system or equipment that has already been approved when they employ a qualified tradesperson.
IMC 2015	Change ICC Key Changes	Increase	307.2.5 Condensate disposal. Condensate drains are allowed to discharge to small condensate pumps that often clog with biological buildup, new code requires means of cleaning pipe without cutting pipe, requires blow-out tubes for cleaning.
IMC 2015	Change ICC Key Changes	Increase	307.2.5 Condensate pumps. These pumps are often located in remote locations that when drain lines are clogged, and condensate water leaks out, can cause damage. New code requires these pumps to have floats with alarm notification.
IMC 2015	Change NMHC 2014	Increase	403.3.2 Mechanical Ventilation. New Provision Increase Ventilation requirements for R-2 occupancies three stories or less in height have been completely revised to include requirements for inclusion of mechanical exhaust and supply for each dwelling unit.
IMC 2015	New ICC Key Changes	New option	514.2 Energy Recovery Ventilator. These ventilators, often used in commercial kitchens, now allows for a heat recovery system that utilizes oil or refrigerant in coiled tubes as means of recovering heat as is less hazardous.
IMC 2015	Change ICC Key Changes	Increase in inspections	602.2.1.5 Materials in plenums. Further defines that accessory materials used for plumbing, HVAC, mechanical and fire sprinkler shall be meet UL2043 for plenum fire and smoke rating.
IMC 2015	Change ICC Key Changes	Increase	701.2 Damper openings. Requires dampers to be tied to the associated appliance to prevent damage when damper is closed.
IMC 2015	Change ICC Key Changes	Increase in inspections	802.9 Door swing. Side vented appliances have side vent terminals that can be obstructed or damaged by swinging doors and can create back up of pressure or fumes, requires clearances be maintained with stops and door swing location.

IMC 2015	Change ICC Key Changes	Clarification	903.4 Gasketed fire doors on wood burning fireplaces. These types of doors are now prohibited on factory-built fireplaces except when the fireplace is listed with such doors.
IMC 2018	New ICC Key Changes	Increase	106.1.1. Commercial kitchen hoods. Added definition for pollution control units for grease and exhaust duct systems to extract smoke and grease odors by filtering.
IMC 2018	New ICC Key Changes	Increase	506.5.2 Commercial kitchen hood. Pollution control units. Extensive new section defining equipment and standards to limit smoke and grease discharge.
IMC 2018	New ICC Key Changes	Decrease	507.2.6 Commercial kitchen hood. Recognizes Type I kitchen hoods for clearances to combustibles of less than 18 inches that are labeled and listed.
IMC 2018	New	Decrease	603.5.2 Ducts. Non-metal, phenolic duct now allowed. material is approximately 1 inch thick rigid insulation with taped seams, light weight and faster to install.
IMC 2018	New	Energy savings	929.1 Appliances. Addresses high volume large diameter fans (HVLD), also referred to as high volume low speed (HVLS) fans.
IMC 2018	Revision	Not as stringent, Decrease	603.9 Ducts. Joints, seams and connections. Relaxed sealing of duct joints and seams for snap-and-button-lock duct joints located within the thermal envelope.
IMC 2018	New	Increase	805.7 Duct insulation shields. Metal shield shall be provided to separate insulation from factory build chimneys.
IMC 2018	New	Increase	Chapter 14 - Solar Thermal Heating. This chapter has been expanded from one page to three pages of code that addresses all aspects.

Attachment IFGC-1

Fuel Gas Code - Existing Amendments

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

- (A) The 2009 ICC International Fuel Gas Code is adopted by reference as the standards and regulations for governing the design and installation of fuel gas equipment and appliances, fuel gas piping and venting systems, and gaseous hydrogen systems and related accessories, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC International Fuel Gas Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2009 ICC International Fuel Gas Code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the fuel gas code of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Add new section 101.6 to read as follows:
101.6 Administration and Enforcement. This Code shall be administered and enforced in accordance with the provisions in chapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.
 3. Delete section 103, Department of Inspection, in its entirety.
 4. Delete section 104, Duties and Powers of the Code Official, in its entirety.
 5. Delete section 105, Approval, in its entirety.
 6. Delete section 106, Permits, in its entirety.
 7. Delete section 107, Inspections and Testing, in its entirety.
 8. Delete section 108, Violations, in its entirety.
 9. Delete section 109, Means of Appeal, in its entirety.
 10. Delete section 110, Temporary Equipment, System and Uses, in its entirety.
 11. Amend section 303.3 item 4 to read as follows:
 4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section 621.6 and has an input rating not greater than 10,000 Btu/h (2.93 kW). The bedroom shall meet the required volume criteria of section 304.5 and be provided with a carbon monoxide detector that is listed and labeled by an approved testing agency.

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

Attachment IFGC-2

Fuel Gas Code - Proposed Amendments (Redlined)

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

- (A) The ~~20182009~~ ICC International Fuel Gas Code is adopted by reference as the standards and regulations for governing the design and installation of fuel gas equipment and appliances, fuel gas piping and venting systems, and gaseous hydrogen systems and related accessories, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the ~~20182009~~ ICC International Fuel Gas Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the ~~20182009~~ ICC International Fuel Gas Code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the ~~f~~~~u~~~~e~~~~l~~ ~~g~~~~a~~~~s~~ ~~c~~~~o~~~~d~~~~e~~ of the Village of Glen Ellyn, hereinafter referred to as "this Code."
 2. Add new ~~s~~~~S~~ection 101.6 to read as follows:
101.6 Administration and Enforcement. This Code shall be administered and enforced in accordance with the provisions in ~~e~~~~C~~hapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.
 3. Delete ~~s~~~~S~~ection 103, Department of Inspection, in its entirety.
 4. Delete ~~s~~~~S~~ection 104, Duties and Powers of the Code Official, in its entirety.
 5. Delete ~~s~~~~S~~ection 105, Approval, in its entirety.
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 9. Delete ~~s~~~~S~~ection 109, Means of Appeal, in its entirety.
 10. Delete ~~s~~~~S~~ection 110, Temporary Equipment, System and Uses, in its entirety.
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 4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section 621.6 and has an input rating not greater than 10,000 Btu/h (2.93 kW). The bedroom shall meet the required volume criteria of section 304.5 and be provided with a carbon monoxide detector that is listed and labeled by an approved testing agency.

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

Attachment IFGC-3

Fuel Gas Code - Proposed Amendments (Clean)

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

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

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

Attachment IFGC-4

Major changes to the International Fuel Gas Code 2012, 2015 and 2018 Editions

The following is an overview of major changes that have occurred in the International Code Council's *International Fuel Gas Code 2012, 2015 and 2018 editions*. The information provided comes from a variety of sources, including:

- *International Fuel Gas Code 2012, 2015 and 2018 editions*. Additions and deletions of code sections within each publication are identified in the margin adjacent to or between code sections.
- *Significant Changes to the International Fuel Gas Code 2012 and 2018 Edition*.
- International Code Council seminars on International Fuel Gas Code updates.
- Evaluations performed by other municipalities if available.

Items determined to have greater impact on the maintenance of existing buildings and properties within the Village are highlighted in yellow.

2012, 2015 and 2018 International Fuel Gas Code			
Code Year	Amendment New, Change or Addition.	Cost Impact Decrease Increase Unknown	Description
IFGC 2012	Addition	Increase	Section 202 Definitions was expanded to include: Combustible assembly, Combustible material, Excess flow valve, Flashback arrestor check valve, Non-combustible material, Third party cortication agency, Third party certified, Third party tested
IFGC 2012	Clarification	Increase	202 Gypsum board is now considered a combustible material thus a minimum of a three-foot clearance is required on the supply plenum side of heat producing appliance.
IFGC 2012	Addition		404.2 Clarifies that corrugated stainless steel tubing shall comply with their listing and manufactures installation instructions.
IFGC 2012	Modification	Decrease	408.4 Sediment trap. Decorative vented gas appliances and fireplaces are no longer required to install with a sediment trap.
IFGC 2012	Modification		618.4 Prohibited sources. Outdoor or return air for forced air heating and cooling shall not be prohibited from taking return air from the garage.
IFGC 2015	Modification	Limits lengths	310.1 Corrugated stainless steel tubing bonding jumper limited to 75 feet in length to prevent lighting strike damage. 310.3 A new Section was added to recognize arc-resistant Corrugated stainless steel tubing products.
IFGC 2015	New National Multi-	increase	IFGC 307.6 A/C Condensation Pumps New Provision Increase Condensation pumps located in attics, crawl

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	Family Housing Council		spaces and other uninhabited spaces must have controls that shut down the appliance upon failure of the pumping system.
IFGC 2015	New National Multi-Family Housing Council	Increase	404.7 “Protection Against Physical Damage” New Provision Increase Provisions added to protect concealed pipe and tubing from penetration by nails, screws and other fasteners.
IFGC 2015	Added	Increase	404.18 pipe cleaning added to prevent use of flammable cleaners and 406.7 purging of piping was modified due to a significant explosion.
IFGC 2015	Modified	Increase	411.1.1 Commercial cooking appliances can no longer utilize semi-ridged metal tubing between gas delivery piping and the appliance, flexible gas lines now required.
IFGC 2018	Modification	decrease	403.4.2 The code now allows Schedule 10 steel pipe to be used, whereas previously, Schedule 40 was the lightest steel pipe material allowed. Schedule 10 steel pipe joints are allowed to be welded, brazed, flanged or assembled with press-connect fittings. Schedule 10 pipe cannot be threaded.
IFGC 2018	Clarification	Increase	409.5.1 The code clarifies that appliance shutoff valves located behind movable appliances, such as ranges and clothes dryers, are considered to be provided with the required access.
IFGC 2018	New		503.4.1 The code now calls for the plastic vent pipe material to be labeled as complying with the standards for the specific pipe material as called out by the manufacturer.
IFGC 2018	Clarification		Table 503.8 The clearances between direct-vent appliance vent terminals and openings in the building exterior that could allow combustion products to enter the building have been revised.