

**AGENDA**  
**Glen Ellyn Building Board of Appeals**  
**Wednesday, February 16, 2022 - 7:00 p.m.**  
Remote Meeting, Via Zoom



This meeting will be conducted by video conference without a physically present quorum of the Glen Ellyn Building Board of Appeals because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Building Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, Commissioners of the Building Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/86910475017?pwd=YlR4Rml2d1NqNDVlDU2p1UnBxZU14QT09>

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Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago) or,

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- 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 – 01/19/22
- E. **Old Business**
  - Update on the Building Community Listening Sessions -
- 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: March 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 2/16/2022 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Minutes  
Prepared By: Steve Witt

**AGENDA ITEM (ID  
# 2022-1902)**

**DOC ID: 2022-1902**

## **Minutes, Regular Meeting - 01/19/22**

### **Statement of the Issue:**

See attached minutes.

### **Analysis:**

See attached minutes.

### **Budget Impact:**

See attached minutes.

### **Action Requested:**

See attached minutes.

### **Attachments:**

1. Minutes - BBA Meeting 011922

**DRAFT MINUTES  
BUILDING BOARD OF APPEALS MEETING  
January 19, 2022**

**Call to Order and Roll Call**

The meeting was called to order at 7:02 p.m. by Building Board of Appeals (BBA) Chairperson Thomas Bredfeldt.

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

**Public Comment Non-Agenda Items**

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

**Approval of Minutes**

Following a motion by BBA Member Beck, seconded by Member Clark, draft minutes of the December 15, 2021 meeting were approved as submitted, by voice vote, with Robert Stahr abstaining because he did not attend the December 15<sup>th</sup> meeting.

**Old Business**

Village Building and Zoning Official Steve Witt said that, due to Staffing issues, he had no update on the Community Listening Session, but intends to have comments gathered to share at the next BBA meeting.

**New Business**

Mr. Witt provided the following resubmittal of proposed changes to the International Property Maintenance Code (IPMC) that were brought to the Board at the December 15<sup>th</sup> meeting:

- Regarding whether an “administrative warrant” or “search warrant” should be sought in seeking to enter a building to verify conditions, the Village Attorney Greg Matthews didn’t believe an administrative judge could issue a warrant that would allow entry to a structure, hence “search warrant” is the term needed.
- Regarding language referencing landscaping/fences blocking views from/to driveways, the recommendation is to remove the provision from the IPMC, as the concern is better addressed by the Zoning Code.
- Regarding the section on pool and spa enclosures, it is recommended that language about barrier requirements be adopted from the International Swimming Pool and Spa Code book into the International Residential Code and the International Building Code (in lieu of adopting the entire Pool and Spa book).
- Regarding the requirements for rubbish and garbage control on properties, Mr. Witt said he didn’t believe it appropriate for address by the Property Maintenance Code, so the IPMC section should stand as it is shown in the proposed amendments, and wider considerations will be part of the Municipal Code review.
- Provisions governing fire alarm and detection systems are recommended to be removed from the IPMC, with requirements addressing these systems (in the C5 District and perhaps others) to be amended into the Fire Code at a later meeting.

- It has been determined that requiring annexed buildings to go through the process of upgrading or installing fire alarm systems and fire suppression systems where none exist may be an impediment for people wanting to annex into the Village, so it is recommended that requirement be dropped at this time.
- Fire alarm and detection systems relying on a subscription service will not be allowed; this applies strictly to the local alarm, not the building itself.

Official Witt stated that all of the other amendments are in the same order as submitted before (for review at the December 15<sup>th</sup> meeting).

Mr. Stahr wondered about the distinction between enforcement of the main building of a multi-family complex and individual units (specifically with regard to overcrowding) within, and the Village’s mode of enforcing the Maintenance Code. Mr. Witt explained that the Village conducts annual inspections of multi-family residential buildings, looking at the premises, the exterior, all common areas, and all fire safety aspects. Individual dwelling units aren’t inspected, he said, unless a complaint/query is received. Mr. Stahr supposed smoke detectors in individual residential units can’t be inspected, to which Mr. Witt replied that this is “generally true” (an exception being entry gained if an incident occurs). He explained that Code compliance is examined during renovations, but that there’s no ongoing maintenance review.

Noting language in the IPMC that indicates the most restrictive provision of either that Code or the Life Safety Code shall apply, Chairman Bredfeldt asked for confirmation that the Village was no longer going to use the latter. Mr. Witt replied that this is correct and said the language referenced will be struck. The Chairman presumed that guidance on fence height around swimming pools is covered in the new Building Code for barriers around such. Mr. Witt responded that this is correct. Mr. Bredfeldt asked if a reference to that Code could be inserted. Mr. Witt said that direction to applicable codes are included, though are referenced generically.

### Life Safety Code

The 2009 version of the Life Safety Code is currently in effect in the Village, said Mr. Witt, who explained that at the time adoption the stance of the Fire Marshall’s Office was that there was no code as strict, but a provision allowed municipalities to adopt one equal in life safety to NFPA 101, though the OSFM stressed that the International Fire Code was not such a code. He went on to reference a December letter from the Fire Marshall’s Office saying that home-rule communities can opt for fire prevention standards of their own choosing; in Glen Ellyn’s case, said Mr. Witt, it’s the 2018 International Fire Code – or to follow a 2015 version of a OSFM life safety code. He indicated that the Village doesn’t follow the latter, as the Life Safety Code governs State-owned buildings and State-licensed facilities. Public schools, he said, are reviewed by the Village under local codes, so it has a limited number of buildings the Life Safety Code affects (though the Village still inspects them). He concluded by saying that in the interest of avoiding a conflict between the two Codes, Staff recommends adopting the 2018 International Fire Code, and deleting the Life Safety Code from the codes adopted by the Village. Mr. Witt cautioned that adopting Codes in a piecemeal fashion carries a risk associated with adopting changes before examining all books; hence, he prefers to look at everything as a group. He outlined a timeline for review, saying June 1<sup>st</sup> would be a “nice date” for making code adoptions effective. Mr. Witt noted that the 2009 Life Safety Code is still in effect (though, aside from use in developing requirements for multi-family sprinklers, it hasn’t been used in enforcement activity in the Village in the six years he’s been there).

Chairman Bredfeldt asked if the Building Board of Appeals would have an opportunity to look at the 2018 International Fire Code; Mr. Witt affirmed it would. Board Member Pope asked if there are any hotel/institutional projects under development in the Village. Mr. Witt replied that currently there is not. Mr. Pope asked whether the NFPA is pretty specific about institutional occupancies – particularly assisted-living – with regard to fire separations. Mr. Witt replied that pieces of the Life Safety Code could be repeated in the Fire Code, and is making a note to look at this, but said he wants to avoid adopting Code aspects that will not be used on a regular basis. He said the Apex and Goldfish pool installations are regulated by the Health Department.

#### International Mechanical Code & International Fuel Gas Code

Mr. Witt explained that amendments proposed for the International Mechanical Code (IMC) and the International Fuel Gas Code (IFGC) are by and large administrative (e.g., cleaning up formatting errors), and other than these that Staff has no recommended amendments. He related there are a couple material changes from the 2009 version of the IMC to the 2018 version: one for increasing ventilation in beauty/nail salons, the other concerning exhaust protocols in enclosed parking garages. Other than these, he said, changes are not substantial, and Staff recommends adopting new provisions in the fashion in which they are written. He added the IMC had an update concerning commercial kitchen hood standards.

Member Stahr asked whether an IMC reference to building materials governs existing projects. Official Witt responded by summing up the Village’s history of enforcement on existing buildings as, “If you’re not touching it, you leave it.” Hence, he continued, upgrades are only required upon changing a building, though said that Staff could insert language to better explain this. Chairman Bredfeldt asked whether, if the Village adopts the Mechanical Code, UL 2043 would be included in it. Mr. Witt replied that it is part of the adoption, saying the question at hand is whether it would be enforced retroactively. He added that if the Board wants to go that direction (retroactive application to existing buildings), he will entertain it, otherwise, enforcement will be handled as is currently. In response to Chairman Bredfeldt asking for clarification in IFGC language concerning taking return air from a garage, Mr. Witt explained that while a chart referenced illustrates a progression in versions (from 2012), the 2018 Code prohibits outdoor return air from outdoor heating/cooling systems to be taken from seven locations. Though it doesn’t specifically mention garages, Mr. Witt elaborated, language listing conditions prohibiting return air indicates to him that it isn’t to be taken from within a garage. As the disposition of pest control language specific to bedbugs was not included on the evening’s agenda, he said the topic will be on the next meeting agenda.

A motion by BBA Member Clark, seconded by Member Stahr, to delete the NFPA 101 Life Safety Code (v. 2009 ) from the Village Code carried unanimously by roll call vote. A motion made by Member Clark, seconded by Member Pope, to adopt as may be amended the 2018 versions of the International Mechanical Code and International Fuel Gas Code passed unanimously by roll call vote.

#### Trustee’s Report

Trustee Kalinich reported that the Village Board has endorsed re-establishing the Architectural Review Commission (ARC), to provide input into proposed projects coming before the Plan Commission. Properties considered will be commercial and multi-family homes, and anything in the Historic District, with the exception of residential (which is under exploration), she explained. The ARC, she continued, shall be comprised of three architects, a landscape architect, and one member of each of the Plan Commission, the Historic Commission and the Environmental Commission. The re-established ARC is expected to get rolling in a few months, she said, relating that the body is to initially meet monthly.

### **Chairman's Report**

Chairman Bredfeldt expressed appreciation for having received the meeting packet the week before this evening's meeting.

### **Staff Report**

Mr. Witt said that he had nothing additional, other than confirming that consideration of the Property Maintenance Code would be on the Feb. 16<sup>th</sup> meeting agenda.

Audience member Ray Whalen, 177 Sunset Ave. Glen Ellyn, asked how proposed Code language concerning outdoor storage would affect building materials, contending that building materials don't always all fit in a rear yard. Mr. Witt said the provision really hasn't changed from what is already in effect (and which precludes front and side-yard storage), but said he is open to hearing concerns, and offered to look at the provision and see if there might be a solution for typical construction projects, recognizing distinctions between short- and long-term durations.

Mr. Stahr asked about opaque fabric used at jobsites. Mr. Witt deems this type of a barrier a way to control dust/debris and restrict driversby from gaping at commercial sites, and sees it as a way to constrain curious children. Mr. Stahr asked if construction equipment includes workmen's personal vehicles. Mr. Witt replied, "No," saying it refers to bobcats, h-Hi-lifts, wheelbarrows, as examples.

### **Adjournment**

Chairperson Bredfeldt adjourned the meeting at 8:18 p.m., following a voice vote on a motion that was made by Member Clark 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 2/16/2022 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Discussion Item  
Prepared By: Steve Witt

**AGENDA ITEM (ID  
# 2022-1903)**

**DOC ID: 2022-1903**

## **Review of codes regulating property maintenance and construction for potential adoption**

### **Statement of the Issue:**

See attached staff report.

### **Analysis:**

See attached staff report.

### **Budget Impact:**

See attached staff report.

### **Action Requested:**

See attached staff report.

### **Attachments:**

1. Staff Report - Building Codes Upgrade Meeting 4 - 021622
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 IFC-1 - Existing Amendments
7. Attachment IFC-2 - Proposed Amendments (Redlined)
8. Attachment IFC-3 - Proposed Amendments (Clean)
9. Attachment IFC-4 - Major Changes
10. Attachment IFC-5 - Proposed Modification Factor Analysis

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## MEMORANDUM

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**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:** February 11, 2022

**RE:** Building Codes Upgrade  
BBA Meeting 02/16/22



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The next items for the Building Board of Appeals to consider at the meeting to be held on February 16, 2022 include the review of the following codes.

- International Property Maintenance Code, 2018 (IPMC)  
*Continuation of review from the January 19, 2022 meeting of the BBA*
- International Fire Code, 2018 (IFC)  
*The 2009 edition of the IFC 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-thorough 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 provides 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 Fire Code:*

<https://codes.iccsafe.org/content/IFC2018P6>

### **Property Maintenance Code Summary:**

The Commission has previously reviewed proposed amendments to the IPMC. Amendments to this code are brought back to the BBA for further consideration since new sections are proposed. These new sections address dead and broken trees and shrubs, and bed bug infestation in multi-family residential dwelling units. Although most of the Property Maintenance Code materials attached herein are a repeat of what has been previously presented, we ask BBA members to review the highlighted text in Attachment IPMC-3 for discussion at the February 16, 2022 meeting. All changes to previously presented material have been included and highlighted within that attachment.

### **Fire Code Summary:**

The following chart provides an overview of the different categories of amendments that are proposed. Amendments related to existing buildings mainly serve to increase the level of life safety for occupants of multi-family residential dwelling buildings and within the existing building stock of the downtown C5 Zoning District.

At the meeting, we will provide further background for the reasoning behind each of the proposed amendments 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.

PROPOSED AMENDMENT CATEGORIES														
Item No.	Administrative	Formatting	Occupancy/Use	Definition	Fire/Building Hazard	Outdoor Burning	Building Signage	Key Boxes	Fire Sprinklers - New Construction	Fire Sprinklers - Existing Buildings	Fire Alarms - New Construction	Fire Alarms - Existing Buildings	Standpipes	Tents
Column1	Column	Column	Column	Column	Column	Column	Column	Column	Column1	Column1	Column1	Column1	Column1	Column1
A	X													
B.1		X												
B.2		X												
B.3		X												
B.4		X												
B.5		X												
B.6	X													
B.7	X													
B.8		X												
B.9		X												
B.10		X												
B.11		X												
B.12			X											
B.13				X										
B.14	X													
B.15		X												
B.16					X									
B.17		X												
B.18				X										
B.19				X										
B.20				X										
B.21					X									
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B.70														X
B.71														X

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## 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 and January 19, 2022 meetings. This information was gleaned from the IPMC 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.

## International Fire Code, 2018

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

The *International Fire Code* (IFC) is a model code that regulates minimum fire safety requirements for new and existing buildings, facilities, storage, and processes. The IFC addresses fire prevention, fire protection, life safety and safe storage and use of hazardous materials in new and existing buildings, facilities and processes. The IFC provides a total approach of controlling hazards in all buildings and sites, regardless of the hazard being indoors or outdoors.

The IFC is a design document. For example, before one constructs a building, the site must be provided with an adequate water supply for fire-fighting operations and a means of building access for emergency responders in the event of a medical emergency, fire or natural or technological disaster. Depending on the building's occupancy and uses, the IFC regulates the various hazards that may be housed within the building, including refrigeration systems, application of flammable finishes, fueling of motor vehicles, high-piled combustible storage and the storage and use of hazardous materials. The IFC sets forth minimum requirements for these and other hazards and contains requirements for maintaining the life safety of building occupants, the protection of emergency responders, and to limit the damage to a building and its contents as the result of a fire, explosion or unauthorized hazardous material discharge.

As described, the IFC has many types of requirements for buildings and facilities. The applicability of these requirements varies. An understanding of the applicability of requirements, as addressed in Sections 102.1 and 102.2, is necessary. Section 102.1 addresses when the construction and design provisions are applicable whereas Section 102.2 addresses when the administrative, operational and maintenance provisions are applicable. Generally, the construction and design provisions only apply to new buildings or existing buildings and occupancies as addressed by Chapter 11. The administrative, maintenance and operational requirements are applicable to all buildings and facilities whether new or existing.

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

### **PART I—ADMINISTRATIVE**

**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 regulations contained in the body of the code. Only through careful observation of the administrative provisions can the code official reasonably expect to demonstrate that “equal protection under the law” has been provided.

**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.

Where understanding of a term's definition is especially key to or necessary for understanding of a particular code provision, the term is shown in *italics* wherever it appears in the code. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known. Guidance regarding tense, gender, and plurality of defined terms as well as guidance regarding terms not defined in this code are also provided.

## **PART II—GENERAL SAFETY PROVISIONS**

**Chapter 3 General Requirements.** The open burning, ignition source, vacant building, miscellaneous storage, roof gardens and landscaped roofs, outdoor pallet storage and hazards to fire fighters requirements and precautions, among other general regulations contained in this chapter, are intended to improve premises safety for everyone, including construction workers, tenants, operations and maintenance personnel, and emergency response personnel. As with other chapters of the *International Fire Code*, Section 302 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 4 Emergency Planning and Preparedness.** This chapter addresses the human contribution to life safety in buildings when a fire or other emergency occurs. The requirements for continuous training and scheduled fire, evacuation and lockdown drills can be as important as the required periodic inspections and maintenance of built-in fire protection features. The level of preparation by the occupants also improves the emergency responders' abilities during an emergency. The *International Building Code (IBC)* focuses on built-in fire protection features, such as automatic sprinkler systems, fire-resistance-rated construction, and properly designed egress systems, whereas this chapter fully addresses the human element. As with other chapters of the *International Fire Code*, Section 402 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

## **PART III—BUILDING AND EQUIPMENT DESIGN FEATURES**

**Chapter 5 Fire Service Features.** The requirements of this chapter apply to all buildings and occupancies and pertain to access roads; access to building openings and roofs; premises identification; key boxes; fire protection water supplies; fire command centers; fire department access to equipment and emergency responder radio coverage in buildings. As with other chapters of the *International Fire Code*, Section 502 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 6 Building Services and Systems.** This chapter focuses on building systems and services as they relate to potential safety hazards and when and how they should be installed. This chapter brings together all building system- and service-related issues for convenience and provides a more systematic view of buildings. The following building services and systems are addressed: fuel-fired appliances (Section 603), electrical equipment, wiring and hazards (Section 604), mechanical refrigeration (Section 605), elevator recall and maintenance (Section 606), commercial kitchen hoods (Section 607), commercial kitchen cooking oil storage (608) and hyperbaric facilities (609). As with other chapters of the *International Fire Code*, Section 602 contains a list of terms that are

defined in Chapter 2 and are applicable to the chapter contents. Note that building systems focused on energy systems and components are addressed by Chapter 12.

**Chapter 7 Fire and Smoke Protection Features.** The maintenance of assemblies required to be fire-resistance rated is a key component in a passive fire protection philosophy. Chapter 7 sets forth requirements to maintain required fire-resistance ratings of building elements and limit fire spread. Section 701 addresses the basics of what construction elements such as fire barriers and smoke barriers need to be maintained as well as defining the owner's responsibility. The rest of the chapter, Sections 703 through 706, deals with various fire and smoke protection features that must also be maintained. These features include penetrations, joint protection, door, and window openings and duct and air transfer opening protection. As with other chapters of the *International Fire Code*, Section 702 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 8 Interior Finish, Decorative Materials and Furnishings.** The overall purpose of Chapter 8 is to regulate interior finishes, decorative materials, and furnishings in new and existing buildings so that they do not significantly add to or create fire hazards within buildings. The provisions tend to focus on occupancies with specific risk characteristics, such as vulnerability of occupants, density of occupants, lack of familiarity with the building and societal expectations of importance. This chapter is consistent with Chapter 8 of the *International Building Code (IBC)*, which regulates the interior finishes of new buildings. As with other chapters of the *International Fire Code*, Section 802 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 9 Fire Protection and Life Safety Systems.** Chapter 9 prescribes the minimum requirements for active systems of fire protection equipment to perform the functions of detecting a fire, alerting the occupants or fire department of a fire emergency, controlling smoke, and controlling or extinguishing the fire. There are provisions relating to gas detection and associated alarms. Mass notification systems are also addressed. Generally, the requirements are based on the occupancy, the height, and the area of the building, because these are the factors that most affect fire-fighting capabilities and the relative hazard of a specific building or portion thereof. This chapter parallels and is substantially duplicated in Chapter 9 of the *International Building Code*; however, this chapter also contains periodic testing criteria that are not contained in the IBC. In addition, the special fire protection system requirements based on use and occupancy found in Chapter 4 of the IBC are duplicated in Chapter 9 of the IFC as a user convenience. As with other chapters of the *International Fire Code*, Section 902 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 10 Means of Egress.** The general criteria set forth in Chapter 10 regulating the design of the means of egress are established as the primary method for protection of people in buildings by allowing timely relocation or evacuation of building occupants. Both prescriptive and performance language is utilized in this chapter to provide for a basic approach in the determination of a safe exiting system for all occupancies. It addresses all portions of the egress system (i.e., exit access, exits and exit discharge) and includes design requirements as well as provisions regulating individual components. The requirements detail the size, arrangement, number and protection of means of egress components. Functional and operational characteristics also are specified for the

components that will permit their safe use without special knowledge or effort. The means of egress protection requirements work in coordination with other sections of the code, such as protection of vertical openings (see Chapter 7), interior finish (see Chapter 8), fire suppression and detection systems (see Chapter 9) and numerous others, all having an impact on life safety. Sections 1002 through 1030 duplicate text from Chapter 10 of the IBC; however, the IFC contains an additional Section 1031 on maintenance of the means of egress system in existing buildings. Retroactive minimum means of egress requirements for existing buildings are found in Chapter 11.

**Chapter 11 Construction Requirements for Existing Buildings.** Chapter 11 applies to existing buildings constructed prior to the adoption of the code and intends to provide a minimum degree of fire and life safety to persons occupying existing buildings by providing for alterations to such buildings that do not comply with the minimum requirements of the *International Building Code*. Prior to the 2009 edition, its content existed in the IFC but in a random manner that was neither efficient nor user-friendly. In the 2007/2008 code development cycle, a code change (F294-07/08) was approved that consolidated the retroactive elements of IFC/2006 Sections 607, 701, 704, 903, 905, 907 and 3406 (then 2506) and all of then-Section 1027 (Means of Egress for Existing Buildings) into a single chapter for easier and more efficient reference and application to existing buildings. The provisions address general fire safety features such as requirements for fire alarm systems, CO detection and automatic sprinkler systems in some existing buildings, general means of egress, and finally, the chapter contains a section dedicated to existing Group I-2 occupancies. As with other chapters of the *International Fire Code*, Section 1102 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 12 Energy Systems.** Chapter 12 was added to address the current energy systems found in the IFC. It introduces a wide range of systems that generate and store energy in, on and adjacent to buildings and facilities. The expansion of such energy systems is related to meeting today's energy, environmental and economic challenges. Ensuring appropriate criteria to address the safety of such systems in building and fire codes is an important part of protecting the public at large, building occupants and emergency responders. Previously, requirements for energy systems, such as standby power systems, PV systems and stationary battery systems, were scattered about in various locations in Chapter 6, which addresses building services and systems. However, with the addition of fuel cells and capacitor energy storage systems to the IFC, a chapter dedicated to such related issues needed to be created. This chapter provides an appropriate location for the addition of future energy systems.

**Chapters 13 through 19.** Reserved for future use.

## **PART IV—SPECIAL OCCUPANCIES AND OPERATIONS**

**Chapter 20 Aviation Facilities.** Chapter 20 specifies minimum requirements for the fire-safe operation of airports, heliports, and helistops. The principal nonflight operational hazards associated with aviation involve fuel, facilities, and operations. Therefore, safe use of flammable and combustible liquids during fueling and maintenance operations is emphasized. Availability of portable Class B:C-rated fire extinguishers for prompt control or suppression of incipient fires is required. As with other chapters of the *International Fire Code*, Section 2002 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 21 Dry Cleaning.** The provisions of Chapter 21 are intended to reduce hazards associated with use of flammable and combustible dry cleaning solvents. These materials, like all volatile organic chemicals, generate significant quantities of static electricity and are thus readily ignitable. Many flammable and nonflammable dry cleaning solvents also possess health hazards when involved in a fire. As with other chapters of the *International Fire Code*, Section 2102 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 22 Combustible Dust-producing Operations.** The requirements of Chapter 22 seek to reduce the likelihood of dust explosions by managing the hazards of ignitable suspensions of combustible dusts associated with a variety of operations including woodworking, mining, food processing, agricultural commodity storage and handling and pharmaceutical manufacturing, among others. Ignition source control and good housekeeping practices in occupancies containing dust-producing operations are emphasized. As with other chapters of the *International Fire Code*, Section 2202 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 23 Motor Fuel-dispensing Facilities and Repair Garages.** This chapter provides provisions that regulate the storage and dispensing of both liquid and gaseous motor fuels at public and private automotive, marine and aircraft motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities and repair garages. As with other chapters of the *International Fire Code*, Section 2302 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 24 Flammable Finishes.** Chapter 24 requirements govern operations where flammable or combustible finishes are applied by spraying, dipping, powder coating or flow-coating processes. As with all operations involving flammable or combustible liquids and combustible dusts or vapors, controlling ignition sources and methods of reducing or controlling flammable vapors or combustible dusts at or near these operations are emphasized. As with other chapters of the *International Fire Code*, Section 2402 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 25 Fruit and Crop Ripening.** Chapter 25 provides guidance that is intended to reduce the likelihood of explosions resulting from improper use or handling of ethylene gas used for crop ripening and coloring processes. This is accomplished by regulating ethylene gas generation; storage and distribution systems and controlling ignition sources. Design and construction of facilities for this use are regulated by the *International Building Code* to reduce the impact of potential accidents on people and buildings.

**Chapter 26 Fumigation and Insecticidal Fogging.** This chapter regulates fumigation and insecticidal fogging operations which use toxic pesticide chemicals to kill insects, rodents and other vermin. Fumigants and insecticidal fogging agents pose little hazard if properly applied; however, the inherent toxicity of all these agents and the potential flammability of some makes special precautions necessary when they are used. Requirements of this chapter are intended to protect both the public and fire fighters from hazards associated with these products. As with other chapters of the *International Fire Code*, Section 2602 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 27 Semiconductor Fabrication Facilities.** The requirements of this chapter are intended to control hazards associated with the manufacture of electrical circuit boards or microchips, commonly called semiconductors. Though the finished product possesses no unusual hazards, materials commonly associated with semiconductor manufacturing are often quite hazardous and include flammable liquids, pyrophoric and flammable gases, toxic substances and corrosives. The requirements of this chapter are concerned with both life safety and property protection. However, the fire code official should recognize that the risk of extraordinary property damages is far more common than the risk of personal injuries from fire. As with other chapters of the *International Fire Code*, Section 2702 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 28 Lumber Yards and Agro-industrial, Solid Biomass and Woodworking Facilities.** Provisions of this chapter are intended to prevent fires and explosions, facilitate fire control and reduce exposures to and from facilities storing, selling, or processing wood and forest products, including sawdust, wood chips, shavings, bark mulch, shorts, finished planks, sheets, posts, poles, timber and raw logs and the hazard they represent once ignited. Also included are solid biomass feedstock and raw products associated with agro-industrial facilities, the outdoor storage of pallets and manufacturing and recycling facilities. This chapter requires active and passive fire protection features to reduce on- and off-site exposures, limit fire size and development and facilitate fire fighting by employees and the fire service. As with other chapters of the *International Fire Code*, Section 2802 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 29 Manufacture of Organic Coatings.** This chapter regulates materials and processes associated with the manufacture of paints as well as bituminous, asphaltic, and other diverse compounds formulated to protect buildings, machines, and objects from the effects of weather, corrosion and hostile environmental exposures. Paint for decorative, architectural, and industrial uses comprises the bulk of organic coating production. Painting and processes related to the manufacture of nonflammable and noncombustible or water-based products are exempt from the provisions of this chapter. The application of organic coatings is covered by Chapter 24. Elimination of ignition sources, maintenance of fire protection equipment and isolation or segregation of hazardous operations are emphasized. As with other chapters of the *International Fire Code*, Section 2902 contains a term that is defined in Chapter 2 and is applicable to the chapter contents.

**Chapter 30 Industrial Ovens.** This chapter addresses the fuel supply, ventilation, emergency shutdown equipment, fire protection and the operation and maintenance of industrial ovens, which are sometimes referred to as industrial heat enclosures or industrial furnaces. Compliance with this chapter is intended to reduce the likelihood of fires involving industrial ovens which are usually the result of the fuel in use or volatile vapors given off by the materials being heated or to manage the impact if a fire should occur. As with other chapters of the *International Fire Code*, Section 3002 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 31 Tents, Temporary Structures and Other Membrane Structures.** The requirements in this chapter are intended to protect temporary as well as permanent tents and air-supported and other membrane structures and temporary special event structures from fire and similar hazards by regulating structure location and access, anchorage, egress, heat-producing equipment,

hazardous materials and operations, combustible vegetation, ignition sources, waste accumulation and requiring regular inspections and certifying continued compliance with fire safety regulations. This chapter also addresses outdoor assembly events, which are not limited to those events where tents or other membrane structures are used but are regulated due to the number of people, density of those people and hazards associated with large outdoor events related to egress, fire hazards from cooking and other related concerns. As with other chapters of the *International Fire Code*, Section 3102 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 32 High-piled Combustible Storage.** This chapter provides guidance for reasonable protection of life from hazards associated with the storage of combustible materials in closely packed piles or on pallets, in racks or on shelves where the top of storage is greater than 12 feet in height. It provides requirements for identifying various classes of commodities; general fire and life safety features including storage arrangements, smoke and heat venting, and fire department access; and housekeeping and maintenance requirements. The chapter attempts to define the potential fire severity and, in turn, determine fire and life safety protection measures needed to control, and in some cases suppress, a potential fire. This chapter does not cover miscellaneous combustible materials storage regulated in Section 315. As with other chapters of the *International Fire Code*, Section 3202 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 33 Fire Safety during Construction and Demolition.** Chapter 33 outlines general fire safety precautions for all structures and all occupancies during construction and demolition operations. In general, these requirements seek to maintain required levels of fire protection, limit fire spread, establish the appropriate operation of equipment and promote prompt response to fire emergencies. Features regulated include fire protection systems, fire fighter access to the site and building, means of egress, hazardous materials storage and use and temporary heating equipment and other ignition sources. With the 2012 reorganization, this chapter now correlates with Chapter 33 of the IBC.

**Chapter 34 Tire Rebuilding and Tire Storage.** The requirements of Chapter 34 are intended to prevent or control fires and explosions associated with the remanufacture and storage of tires and tire byproducts. Additionally, the requirements are intended to minimize the impact of indoor and outdoor tire storage fires by regulating pile volume and location, segregating the various operations, providing for fire department access and a water supply and controlling ignition sources.

**Chapter 35 Welding and Other Hot Work.** This chapter covers requirements for safety in welding and other types of hot work by reducing the potential for fire ignitions that usually result in large losses. Several different types of hot work would fall under the requirements found in Chapter 35, including both gas and electric arc methods and any open-torch operations. Many of the activities of this chapter focus on the actions of the occupants. As with other chapters of the *International Fire Code*, Section 3502 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 36 Marinas.** Chapter 36 addresses the fire protection and prevention requirements for marinas. It was developed in response to the complications encountered by a number of fire

departments responsible for the protection of marinas as well as fire loss history in marinas that lacked fire protection. Compliance with this chapter intends to establish safe practices in marina areas, provide an identification method for mooring spaces in the marina, and provide fire fighters with safe operational areas and fire protection methods to extend hose lines in a safe manner. As with other chapters of the *International Fire Code*, Section 3602 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 37 Combustible Fibers.** Chapter 37 establishes the requirements for storage and handling of combustible fibers, including animal, vegetable and synthetic fibers, whether woven into textiles, baled, packaged or loose. Operations involving combustible fibers are typically associated with salvage, paper milling, recycling, cloth manufacturing, carpet and textile mills and agricultural operations, among others. The primary hazard associated with these operations is the abundance of materials and their ready ignitability. As with other chapters of the *International Fire Code*, Section 3702 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 38 Higher Education Laboratories.** Chapter 38 is a new chapter addressing the unique needs of laboratories in higher education academic institutions. The advancement of technologies, science, medicine and our knowledge of the world often relies on having vibrant and successful academic institutions. These academic institutions often have chemistry, biology, medical, engineering and other laboratories where hazardous materials are used. The chapter addresses both new and existing buildings and new and existing laboratories. Applying the general hazardous material provisions has been difficult because of the ways these laboratories operate. Often there are many small laboratories that use very small quantities of hazardous materials that individually do not exceed the MAQs. However, in aggregate the quantities will exceed the MAQs and could result in the need for a Group H occupancy classification. It is believed that the lower density of hazardous materials often mitigates the overall risk. Therefore, this lower density along with a package of additional requirements (including the concept of laboratory suites with fire-resistance-rated separations) renders a Group H occupancy classification not necessary. This chapter also addresses the use of certain materials typically prohibited for existing buildings where located in buildings not protected throughout with a sprinkler system. These allowances come with certain safety measures such as the use of storage cabinets and fume hoods.

**Chapter 39 Processing and Extraction Facilities.** Chapter 39 is a new chapter focused on the processing and extraction of oils and fats from various plants. This process includes the extraction by use of solvent, desolventizing of the raw material and production of the miscella, and distillation of the solvent from the miscella and solvent recovery. The processes used are not necessarily typical hazardous material processes and often the systems and equipment associated with such processes are not listed. Due to the typical lack of listings, the systems and equipment need specific approvals for each installation. This chapter provides the tools to appropriately enforce the IFC to meet the unique needs of industry while providing the appropriate level of safety. This chapter has provisions for a technical report prepared by a registered design professional. This chapter also requires site inspections to make sure equipment and systems are installed as designed and approved.

**Chapters 40 through 49.** Reserved for future use.

## **PART V—HAZARDOUS MATERIALS**

**Chapter 50 Hazardous Materials—General Provisions.** This chapter contains the general requirements for all hazardous chemicals in all occupancies. Hazardous chemicals are defined as those that pose an unreasonable risk to the health and safety of operating or emergency personnel, the public and the environment if not properly controlled during handling, storage, manufacture, processing, packaging, use, disposal, or transportation. The general provisions of this chapter are intended to be companion provisions with the specific requirements of Chapters 51 through 67 regarding a given hazardous material. As with other chapters of the *International Fire Code*, Section 5002 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 51 Aerosols.** Chapter 51 addresses the prevention, control, and extinguishment of fires and explosions in facilities where retail aerosol products are displayed or stored. It is concerned with both life safety and property protection from a fire; however, historically, aerosol product fires have caused property loss more frequently than loss of life. Requirements for storing aerosol products are dependent on the level of aerosol product, level of sprinkler protection, type of storage condition and quantity of aerosol products. As with other chapters of the *International Fire Code*, Section 5102 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 52.** Reserved for future use.

**Chapter 53 Compressed Gases.** This chapter regulates the storage, use and handling of all flammable and nonflammable compressed gases, such as those that are used in medical facilities, air separation plants, industrial plants, agricultural equipment facilities and similar occupancies. Standards for the design, construction and marking of compressed gas cylinders and pressure vessels are referenced. Compressed gases used in welding and cutting, cryogenic liquids and liquefied petroleum gases are also regulated under Chapters 35, 55 and 61, respectively. Compressed gases that are classified as hazardous materials are also regulated in Chapter 50, which includes general requirements. As with other chapters of the *International Fire Code*, Section 5302 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 54 Corrosive Materials.** Chapter 54 addresses the hazards of corrosive materials that have a destructive effect on living tissues. Although corrosive gases exist, most corrosive materials are solid or liquid and classified as either acids or bases (alkalis). These materials may pose a wide range of hazards other than corrosivity, such as combustibility, reactivity or oxidizing hazards, and must conform to the requirements of this code with respect to all known hazards. The focus of this chapter is on materials whose primary hazard is corrosivity; that is, the ability to destroy or irreparably damage living tissue on contact. As with other chapters of the *International Fire Code*, Section 5402 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 55 Cryogenic Fluids.** This chapter regulates the hazards associated with the storage, use and handling of cryogenic fluids through regulation of such things as pressure relief mechanisms and proper container storage. These hazards are in addition to the code requirements that address the other hazards of cryogenic fluids such as flammability and toxicity. These other characteristics are dealt with in Chapter 50 and other chapters, such as Chapter 58 dealing with flammable gases. Cryogenics are hazardous because they are held at extremely low temperatures and high pressures.

Many cryogenic fluids, however, are actually inert gases and would not be regulated elsewhere in this code. Cryogenics are used for many applications but specifically have had widespread use in the biomedical field and in space programs. As with other chapters of the *International Fire Code*, Section 5502 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 56 Explosives and Fireworks.** This chapter prescribes minimum requirements for the safe manufacture, storage, handling and use of explosives, ammunition and blasting agents for commercial and industrial occupancies. These provisions are intended to protect the general public, emergency responders and individuals who handle explosives. Chapter 56 also regulates the manufacturing, retail sale, display and wholesale distribution of fireworks, establishing the requirements for obtaining approval to manufacture, store, sell, discharge or conduct a public display, and references national standards for regulations governing manufacture, storage and public displays. As with other chapters of the *International Fire Code*, Section 5602 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 57 Flammable and Combustible Liquids.** The requirements of this chapter are intended to reduce the likelihood of fires involving the storage, handling, use or transportation of flammable and combustible liquids. Adherence to these practices may also limit damage in the event of an accidental fire involving these materials. These liquids are used for fuel, lubricants, cleaners, solvents, medicine and even drinking. The danger associated with flammable and combustible liquids is that the vapors from these liquids, when combined with air in their flammable range, will burn or explode at temperatures near normal living and working environment. The protection provided by this code is to prevent the flammable and combustible liquids from being ignited. As with other chapters of the *International Fire Code*, Section 5702 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 58 Flammable Gases and Flammable Cryogenic Fluids.** Chapter 58 sets requirements for the storage and use of flammable gases. For safety purposes, there is a limit on the quantities of flammable gas allowed per control area. Exceeding these limitations increases the possibility of damage to both property and individuals. The principal hazard posed by flammable gas is its ready ignitability, or even explosivity, when mixed with air in the proper proportions. Consequently, occupancies storing or handling large quantities of flammable gas are classified as Group H-2 (high hazard) by the *International Building Code*. As with other chapters of the *International Fire Code*, Section 5802 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 59 Flammable Solids.** This chapter addresses general requirements for storage and handling of flammable solids, especially magnesium; however, it is important to note that several other solid materials, primarily metals including, but not limited to, titanium, zirconium, hafnium, calcium, zinc, sodium, lithium, potassium, sodium/potassium alloys, uranium, thorium and plutonium, can be explosion hazards under the right conditions. Some of these metals are almost exclusively laboratory materials but because of where they are used, fire service personnel must be trained to handle emergency situations. Because uranium, thorium and plutonium are also radioactive materials, they present still more specialized problems for fire service personnel. As with other chapters of the *International Fire Code*, Section 5902 contains a list of terms that are defined in

Chapter 2 and are applicable to the chapter contents.

**Chapter 60 Highly Toxic and Toxic Materials.** The main purpose of this chapter is to protect occupants, emergency responders and those in the immediate area of the building and facility from short-term, acute hazards associated with a release or general exposure to toxic and highly toxic materials. This chapter deals with all three states of toxic and highly toxic materials: solids, liquids and gases. This code does not address long-term exposure effects of these materials, which are addressed by agencies such as the Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA). As with other chapters of the *International Fire Code*, Section 6002 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 61 Liquefied Petroleum Gases.** Chapter 61 establishes requirements for the safe handling, storing and use of LP-gas to reduce the possibility of damage to containers, accidental releases of LP-gas and exposure of flammable concentrations of LP-gas to ignition sources. LP-gas (notably propane) is well known as a camping fuel for cooking, lighting, heating and refrigerating and also remains a popular standby fuel supply for auxiliary generators as well as being widely used as an alternative motor vehicle fuel. Its characteristic as a clean-burning fuel has resulted in the addition of propane dispensers to service stations throughout the country. As with other chapters of the *International Fire Code*, Section 6102 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 62 Organic Peroxides.** This chapter addresses the hazards associated with the storage, handling and use of organic peroxides and intends to manage the fire and oxidation hazards of organic peroxides by preventing their uncontrolled release. These chemicals possess the characteristics of flammable or combustible liquids and are also strong oxidizers. This unusual combination of properties requires special storage and handling precautions to prevent uncontrolled release, contamination, hazardous chemical reactions, fires or explosions. The requirements of this chapter pertain to industrial applications in which significant quantities of organic peroxides are stored or used; however, smaller quantities of organic peroxides still pose a significant hazard and, therefore, must be stored and used in accordance with the applicable provisions of this chapter and Chapter 50. As with other chapters of the *International Fire Code*, Section 6202 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 63 Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids.** Chapter 63 addresses the hazards associated with solid, liquid, gaseous and cryogenic fluid oxidizing materials, including oxygen in home use, and establishes criteria for their safe storage and protection in indoor and outdoor storage facilities, minimizing the potential for uncontrolled releases and contact with fuel sources. Although oxidizers themselves do not burn, they pose unique fire hazards because of their ability to support combustion by breaking down and giving off oxygen. As with other chapters of the *International Fire Code*, Section 6302 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 64 Pyrophoric Materials.** This chapter regulates the hazards associated with pyrophoric materials, which are capable of spontaneously igniting in the air at or below a temperature of 130°F (54°C). Many pyrophoric materials also pose severe flammability or reactivity hazards. This chapter addresses only the hazards associated with pyrophoric materials. Materials that pose multiple

hazards must conform to the requirements of the code with respect to all hazards. As with other chapters of the *International Fire Code*, Section 6402 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics.** This chapter addresses the significant hazards associated with pyroxylin (cellulose nitrate) plastics, which are the most dangerous and unstable of all plastic compounds. The chemically bound oxygen in their structure permits them to burn vigorously in the absence of atmospheric oxygen at a rate 15 times greater than comparable common combustibles. Strict compliance with the provisions of this chapter, along with proper housekeeping and storage arrangements, helps to reduce the hazards associated with pyroxylin (cellulose nitrate) plastics in a fire or other emergencies.

**Chapter 66 Unstable (Reactive) Materials.** This chapter addresses the hazards of unstable (reactive) liquid and solid materials as well as unstable (reactive) compressed gases. In addition to their unstable reactivity, these materials may pose other hazards, such as toxicity, corrosivity, explosivity, flammability or oxidizing potential. This chapter, however, intends to address those materials whose primary hazard is unstable reactivity. Materials that pose multiple hazards must conform to the requirements of the code with respect to all hazards. Strict compliance with the provisions of this chapter, along with proper housekeeping and storage arrangements, help reduce the exposure hazards associated with unstable (reactive) materials in a fire or other emergency. As with other chapters of the *International Fire Code*, Section 6602 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapter 67 Water-reactive Solids and Liquids.** This chapter addresses the hazards associated with water-reactive materials that are solid or liquid at normal temperatures and pressures. In addition to their water reactivity, these materials may pose a wide range of other hazards, such as toxicity, flammability, corrosiveness, or oxidizing potential. This chapter addresses only those materials whose primary hazard is water reactivity. Materials that pose multiple hazards must conform to the requirements of the code with respect to all hazards. Strict compliance with the requirements of this chapter, along with proper housekeeping and storage arrangements, helps to reduce the exposure hazards associated with water-reactive materials in a fire or other emergency. As with other chapters of the *International Fire Code*, Section 6702 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**Chapters 68 through 79.** Reserved for future use.

#### **Recommendation:**

1. We recommend that the Building Board of Appeals approve a motion to adopt the following codes as may be amended through discussion at the February 16, 2022 meeting.
  - International Property Maintenance Code, 2018
  - International Fire 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 IFC-1: Fire Code - Existing Amendments  
Attachment IFC-2: Fire Code - Proposed Amendments (Redlined)  
Attachment IFC-3: Fire Code - Proposed Amendments (Clean)  
Attachment IFC-4: Major Changes to the International Fire Code  
Attachment IFC-5: Proposed Modification Factor Analysis

# 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~~onservation ~~C~~ode 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 I~~nternational Plumbing Code is made, substitute the Illinois Plumbing Code, ~~D~~epartment of Public Hhealth, State of Illinois.
    2. ~~Exception:~~ Wherever reference to the ~~I~~nternational 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 ~~D~~epartment of Property Maintenance shall be the ~~planning and Community D~~evelopment 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-2

Property Maintenance Code – Proposed Amendments (Redlined)

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

7. ~~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. ~~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. ~~9.~~ —Amend section 109.5 to read as follows:

*109.5 Cost ~~O~~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. ~~10.~~ —Delete section 111.2 in its entirety.

11. ~~11.~~ —Delete section 111.3 in its entirety.

12. ~~12.~~ —Delete section 111.4 in its entirety.

13. ~~13.~~ —Delete section 111.5 in its entirety.

14. ~~14.~~ —Delete section 111.6 in its entirety.

15. ~~15.~~ —Delete section 111.7 in its entirety.

16. ~~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. ~~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 ~~D~~irector of ~~p~~lanning & ~~C~~ommunity ~~D~~evelopment or the Village Manager.

18. Amend section 202 to insert the following definition:

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

1948. ~~1948.~~ —Amend section 302.2 to read as follows:

*302.2 Grading ~~a~~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.

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

~~2049.~~ \_\_\_\_—Delete section 302.4 in its entirety and substitute the following:

~~302.4 Weeds.~~ The control of weeds shall be in accordance with ~~T~~title 7 ~~H~~health and ~~S~~sanitation, ~~C~~chapter 12 ~~W~~weeds ~~C~~ontrol ~~C~~ode, in the Glen Ellyn Village Code.

~~210.~~ \_\_\_\_—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 ~~T~~title 7 ~~H~~health and ~~S~~sanitation, ~~C~~chapter 8 ~~A~~abandoned ~~V~~ehicles, in the Glen Ellyn Village Code.

~~224.~~ \_\_\_\_—Amend section 302.9 to insert the following:

~~302.9~~ —Defacement ~~o~~f Property. The removal of graffiti shall be in accordance with ~~T~~title 7 ~~H~~health and ~~S~~sanitation, ~~C~~chapter 2 ~~N~~uisances, in the Glen Ellyn Village Code.

~~232.~~ \_\_\_\_—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.

~~243.~~ \_\_\_\_—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.

~~254.~~ \_\_\_\_—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.

~~265.~~ \_\_\_\_—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.

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

27. Add new section 302.14 to read as follows:

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

1. Where the vision of drivers of motor vehicles and bicycles, and the safety of pedestrians walking along the sidewalk or street is unreasonably obstructed or interfered with. The maximum height of such Shrubs and fences shall be maintained to a maximum height of 36 inches and tree branches shall be eight feet or higher within that triangular portion of a lot no less than twenty (20) feet away from the edge of a public sidewalk and a point not less than twenty (20) feet away from the edge of a driveway closest to a shared property line and measured along the edge of the public sidewalk, regardless of what property the driveway is located on.
2. Encumbered by a detention, drainage, or access easement.

28. Add new section 302.15 to read as follows:

302.15 Trees and Shrubs: The owner of the premises shall be responsible to remove from the premises any of the following:

1. Dead trees.
2. Dead shrubs.
3. Broken tree branches or limbs.

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

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

3026. \_\_\_—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.

3127. \_\_\_—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.

3228. \_\_\_—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.

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

~~3329.~~ —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.

~~346.~~ —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 Hhealth and Ssanitation, Cchapter 6 Ssolid Wwaste Collection and Disposal, in the Glen Ellyn Village Code.

~~357.~~ —Delete section 308.2 in its entirety.

~~3638.~~ —Delete section 308.3 in its entirety.

37. Add section 309.4.1 to read as follows:

309.4.1 Owner responsibility. In any multi-family rental dwelling unit building in which an infestation of bed bugs is verified or reasonably suspected, it is the responsibility of the landlord to:

1. Provide for inspection of dwelling units and adjacent common areas by a pest management professional to verify the existence of bedbugs and if so determined, the extent to which the building is infested.
2. Provide pest control services by a pest management professional until such time that no evidence of bed bugs can be found and verified within the building common areas and individual rental dwelling units.
3. Maintain a written record of the pest control measures performed by the pest management professional on the rental dwelling unit. The record shall include reports and receipts prepared by the pest management professional. The record shall be maintained for one (1) year and provided upon request to the Village.

38. Add new Section 309.4.2 to read as follows:

309.4.2 Inspection. The building owner shall provide pest control services to inspect for the presence of bed bugs within ten (10) days after any of the following:

1. A bed bug is found or reasonably suspected anywhere on the premises.
2. Being notified in writing by a building tenant or the Village of a known or reasonably suspected bed bug infestation on the premises or in the tenant's rental dwelling unit.

39. Add new Section 309.4.3 to read as follows:

309.4.3 Extermination. Within five (5) days of verification of the presence of bed bugs, the building owner shall have pest control measures to exterminate bedbugs performed in the dwelling unit(s) in which the existence of bedbugs has been verified by visual inspections. Treatment shall also be performed in the rental dwelling unit on either side of the affected dwelling unit(s), the dwelling unit(s) directly above and below the affected dwelling unit(s), and the adjacent common areas. A second treatment shall be performed two (2) weeks thereafter. Re-inspection of the treated dwelling units shall be performed within two (2) weeks of the date of the second treatment to verify that no bedbug activity persists. This pattern of inspection and treatment shall be continued until no further infestation is detected.

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

#### 40. Add new Section 309.4.4 to read as follows:

309.4.4 Tenant Responsibility. When a tenant finds or reasonably suspects a bed bug infestation in the presence of the tenant's rental dwelling unit, the tenant shall:

1. Notify, in writing, the landlord within five (5) days of any known or reasonably suspected bed bug infestation in the presence of the tenant's rental dwelling unit, clothing, furniture or other personal property located in the building, or of any recurring or unexplained bites, stings, irritation, or sores of the skin or body which the tenant reasonably suspects is caused by bed bugs.
2. Cooperate with the owner in the control, treatment and eradication of bed bug infestation found or reasonably suspected to be in the tenant's rental dwelling unit. As part of that cooperation, the tenant shall:
  - a. Not interfere with inspections or treatments.
  - b. After reasonable notice by the owner in writing to the tenant, grant access at reasonable times to the tenant's rental unit for purposes of bed bug infestation inspection or treatment.
  - c. Make any necessary preparations, such as cleaning, dusting, vacuuming, or treatment of linens, prior to treatment in accordance with any pest management professional's recommendations.
  - d. Dispose of any personal property that a pest management professional has determined cannot be treated or cleaned before the treatment of the tenant's dwelling unit.
  - e. Prior to removing any personal property from the tenant's dwelling unit, safely enclose in a plastic bag any such personal property while it is being moved through any common area of the building or stored at any other location. The personal property shall remain enclosed in a plastic bag until such time that the property is either properly disposed of or treated and no evidence of bed bug infestation can be found and verified.
3. Prior to inspection or treatment for bed bug infestation, the landlord shall send a written notice to the tenant of the rental dwelling unit being inspected or treated, which advises the tenant of the tenant's responsibilities under this section and sets forth the specific preparations required by the tenant.
4. This section shall not apply to any tenant of an assisted living or shared housing establishment, or similar living arrangement, when the establishment is required to provide the tenant assistance with activities of daily living or mandatory services. In such cases, the landlord will be responsible to make the necessary preparations, such as cleaning, dusting, or vacuuming of the tenant's rental dwelling unit prior to treatment in accordance with any pest management professional's recommendations. For purposes of this subsection, the terms "assistance with activities of daily living", "assisted living establishment", "mandatory services", and "shared housing establishment" have the meaning ascribed to those terms in the Illinois Assisted Living and Shared Housing Act. 210 ILCS 9/10.

#### 41. Add section 404.8 to read as follows:

404.8 Below grade occupancy. Habitable space shall not be permitted below the level of fire department access.

#### 4239. —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.

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

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 1<sup>st</sup> to May 15<sup>th</sup> 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.

4340. —Amend section 602.4 to insert the following dates where indicated: October 1st to May 15th.

## Attachment IPMC-2

### Property Maintenance Code – Proposed Amendments (Redlined)

4444. —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);
- 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).

4542. —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~~ NFA 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.

4643. —Delete section 702 in its entirety.

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

~~45. —Delete section 704 in its entirety.~~ 47. Delete section 704.6 in its entirety and substitute the following:

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

48. Add section 704.8 to read as follows:

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

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

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

50. Add section 705.2.1 to read as follows:

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

Attachment IPMC-2

Property Maintenance Code – Proposed Amendments (Redlined)

(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.
  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-3

### Property Maintenance Code – Proposed Amendments (Clean)

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

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

8. Add new section 108.2.2 to read as follows:

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

9. Amend section 109.5 to read as follows:

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

10. Delete section 111.2 in its entirety.

11. Delete section 111.3 in its entirety.

12. Delete section 111.4 in its entirety.

13. Delete section 111.5 in its entirety.

14. Delete section 111.6 in its entirety.

15. Delete section 111.7 in its entirety.

16. Amend section 112.4 to read as follows:

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

17. Amend section 202 to insert the following definition:

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

18. Amend section 202 to insert the following definition:

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

19. Amend section 302.2 to read as follows:

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

## Attachment IPMC-3

### Property Maintenance Code – Proposed Amendments (Clean)

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

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

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

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

22. Amend section 302.9 to insert the following:

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

23. Add new section 302.10 to read as follows:

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

24. Add new section 302.11 to read as follows:

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

25. Add new section 302.12 to read as follows:

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

26. Add new section 302.13 to read as follows:

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

## Attachment IPMC-3

### Property Maintenance Code – Proposed Amendments (Clean)

27. Add new section 302.14 to read as follows:

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

1. Where the vision of drivers of motor vehicles and bicycles, and the safety of pedestrians walking along the sidewalk or street is unreasonably obstructed or interfered with. The maximum height of such Shrubs and fences shall be maintained to a maximum height of 36 inches and tree branches shall be eight feet or higher within that triangular portion of a lot no less than twenty (20) feet away from the edge of a public sidewalk and a point not less than twenty (20) feet away from the edge of a driveway closest to a shared property line and measured along the edge of the public sidewalk, regardless of what property the driveway is located on.
2. Encumbered by a detention, drainage, or access easement.

28. Add new section 302.15 to read as follows:

*302.15 Trees and Shrubs:* The owner of the premises shall be responsible to remove from the premises any of the following:

1. Dead trees.
2. Dead shrubs.
3. Broken tree branches or limbs.

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

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

30. Add new section 304.3.1 to read as follows:

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

31. Amend section 304.7 to read as follows:

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

32. Amend section 304.13 to read as follows:

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

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

## Attachment IPMC-3

### Property Maintenance Code – Proposed Amendments (Clean)

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

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

35. Delete section 308.2 in its entirety.

36. Delete section 308.3 in its entirety.

37. Add section 309.4.1 to read as follows:

*309.4.1 Owner responsibility.* In any multi-family rental dwelling unit building in which an infestation of bed bugs is verified or reasonably suspected, it is the responsibility of the landlord to:

1. Provide for inspection of dwelling units and adjacent common areas by a pest management professional to verify the existence of bedbugs and if so determined, the extent to which the building is infested.
2. Provide pest control services by a pest management professional until such time that no evidence of bed bugs can be found and verified within the building common areas and individual rental dwelling units.
3. Maintain a written record of the pest control measures performed by the pest management professional on the rental dwelling unit. The record shall include reports and receipts prepared by the pest management professional. The record shall be maintained for one (1) year and provided upon request to the Village.

38. Add new Section 309.4.2 to read as follows:

*309.4.2 Inspection.* The building owner shall provide pest control services to inspect for the presence of bed bugs within ten (10) days after any of the following:

1. A bed bug is found or reasonably suspected anywhere on the premises.
2. Being notified in writing by a building tenant or the Village of a known or reasonably suspected bed bug infestation on the premises or in the tenant's rental dwelling unit.

39. Add new Section 309.4.3 to read as follows:

*309.4.3 Extermination.* Within five (5) days of verification of the presence of bed bugs, the building owner shall have pest control measures to exterminate bedbugs performed in the dwelling unit(s) in which the existence of bedbugs has been verified by visual inspections. Treatment shall also be performed in the rental dwelling unit on either side of the affected dwelling unit(s), the dwelling unit(s) directly above and below the affected dwelling unit(s), and the adjacent common areas. A second treatment shall be performed two (2) weeks thereafter. Re-inspection of the treated dwelling units shall be performed within two (2) weeks of the date of the second treatment to verify that no bedbug activity persists. This pattern of inspection and treatment shall be continued until no further infestation is detected.

40. Add new Section 309.4.4 to read as follows:

*309.4.4 Tenant Responsibility.* When a tenant finds or reasonably suspects a bed bug infestation in the presence of the tenant's rental dwelling unit, the tenant shall:

1. Notify, in writing, the landlord within five (5) days of any known or reasonably suspected bed bug infestation in the presence of the tenant's rental dwelling unit, clothing, furniture or other personal property located in the building, or of any recurring or unexplained bites, stings, irritation, or sores of the skin or body which the tenant reasonably suspects is caused by bed bugs.

## Attachment IPMC-3

### Property Maintenance Code – Proposed Amendments (Clean)

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

41. Add section 404.8 to read as follows:

*404.8 Below grade occupancy.* Habitable space shall not be permitted below the level of fire department access.

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

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

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

## Attachment IPMC-3

### Property Maintenance Code – Proposed Amendments (Clean)

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

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

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

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

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

46. Delete section 702 in its entirety.

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

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

48. Add section 704.8 to read as follows:

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

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

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

50. Add section 705.2.1 to read as follows:

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

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

## 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.

<b>2012, 2015 and 2018 International Property Maintenance Code</b>			
<b>Code Year</b>	<b>Amendment: New, Change or Addition</b>	<b>Description</b>	<b>2018 Code Section</b>
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

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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"> <li>• Cost of Demolition defined</li> <li>• Emergency Repair defined.</li> <li>• Historical-Buildings requirements defined.</li> </ul> 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"> <li>• Labeled, remove the word inspection.</li> <li>• 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.</li> <li>• Structure: deleted “or a portion there of”.</li> </ul>	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 IFC-1

## Fire Code - Existing Amendments

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

- (A) The 2009 ICC International Fire Code is adopted by reference as the standards and regulations for governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC International Fire Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2009 ICC International Fire Code are hereby deleted, modified and amended as follows:
1. Delete section 101.1 in its entirety and substitute the following:  
*101.1 Title.* These regulations shall be known as the fire code of the Village of Glen Ellyn hereinafter referred to as "this Code".
  2. Amend section 102.5 to add the following:
    3. Fire protection systems and equipment provisions: All such provisions shall apply where specifically prescribed in this Code for one- and two-family dwellings and townhouses.
  3. Amend section 102.7 to add the following at the end of the paragraph:  
Exception: Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.
  4. Amend section 103 heading to read as follows:  
SECTION 103 FIRE DEPARTMENT
  5. Delete section 103.1 in its entirety and substitute the following:  
*103.1 General.* The Fire Department is established within the jurisdiction under the direction of the fire code official. The function of the Fire Department shall be the implementation, administration and enforcement of the provisions of this Code in accordance with title 5 Fire Regulations, chapter 1 Fire Department, in the Glen Ellyn Village Code.
  6. Delete sections 104.10 and 104.10.1 in their entirety and substitute the following:  
*104.10 Fire Investigations.* The Fire Official shall investigate, or cause to be investigated, every fire or explosion occurring within his jurisdiction that is of a suspicious nature or which involves the loss of life or serious injury or causes destruction or damage to property. Such investigation shall be initiated immediately upon the occurrence of such fire or explosion; and if it appears that such an occurrence is of a suspicious nature, the Fire Official shall immediately take charge of the physical evidence and, in order to preserve physical evidence relating to the cause or origin of such fire or explosion, the Fire Official shall take means to prevent access by any person to the structure or premises until such evidence has been properly processed. The Fire Official shall notify those persons designated by law to pursue investigations into such matters and shall further cooperate with the authorities in collection of evidence and prosecution of the case and shall pursue the investigation to its conclusion.
  7. Add a new section 104.12 to read as follows:  
*104.12 Fire Prevention Inspections.* The Fire Official shall inspect all existing structures and premises, except single-family dwellings, two-family dwellings and individual dwelling units within multi-family buildings, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire-fighting operations or endanger life or any violation of the provisions or intent of this Code or any other ordinance affecting fire safety.

# Attachment IFC-1

## Fire Code - Existing Amendments

8. Delete section 108.1 in its entirety and substitute the following:  
*108.1 Board Of Appeals Established.* The structure, responsibilities and procedures of the building board of appeals is established in title 2 Boards and Commissions, chapter 7 Building Board of Appeals, in the Glen Ellyn Village Code.
9. Delete section 108.3 in its entirety and substitute the following:  
*108.3 Qualifications.* The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosion, hazardous conditions or fire protection systems.
10. Delete section 109.3 in its entirety and substitute the following:  
*109.3 Violation Penalties.* Any person who violates a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this Code is listed in the Village Code of Glen Ellyn, Illinois, then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
11. Delete section 111.4 in its entirety and substitute the following:  
*111.4 Failure to Comply.* Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
12. Amend section 202 to replace the definition of the fire code official with the following:  
*Fire Code Official.* The fire Chief, the building and zoning official or other designated authority charged with the administration and enforcement of the Code, or a duly authorized representative, under the direction and with the approval of the director of planning & development or the Village manager.
13. Amend section 202 to add the definition of hard cost to read as follows:  
**HARD COST.** The cost of all labor, materials, overhead and profit to complete remodeling of an existing building. Remodeling work includes, but is not limited to, improvements and alterations to foundations, walls, roofs, floors, ceilings, stairs, doors, windows, and electrical, mechanical, plumbing systems and fixtures and equipment.  
For purpose of determining hard cost, remodeling work does not include the following:
  1. Interior or exterior non-structural demolition work or removal of existing improvements, fixtures or equipment.
  2. Work to install a fire sprinkler system or increase the size of the water service to a building as required to serve a fire sprinkler system.
  3. Work to install a fire alarm and detection system.
  4. Installation of interior floor, wall and ceiling finishes such as paint, wallcoverings, paneling or tile over wallboard, or carpet, wood or tile flooring over a subfloor.
  5. Cabinets and casework, countertops, shelving units, or door, window, base and ceiling trim.
  6. Furniture, appliances, decorative fixtures, window treatments or business sales, display or service fixtures and equipment.
14. Amend section 202 to add the definition of market value as follows:  
*Market Value.* The dollar value of a building or structure, excluding land value, calculated to be three times the current assessed value established by the township assessor at 33.3% of the market value.

# Attachment IFC-1

## Fire Code - Existing Amendments

15. Delete sections 307.1 and 307.1.1 in their entirety and substitute the following:

*307.1 General.* The regulations on open burning and fires are established in title 7 Health And Sanitation, chapter 7 Air Pollution, in the Glen Ellyn Village Code.
16. Delete sections 307.2 and 307.2.1 in their entirety.
17. Delete section 307.3 in its entirety.
18. Delete section 307.4 in its entirety and substitute the following:

*307.4 Portable Outdoor Fireplaces.* Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 10 feet (3048 mm) of a structure or combustible material.
19. Delete sections 307.4.1, 307.4.2 and 307.4.3 in their entirety.
20. Delete section 307.5 in its entirety and substitute the following:

*307.5 Attendance.* The use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.
21. Delete section 308.1.4 in its entirety and substitute the following:

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

Exceptions:

  1. Where buildings, balconies and decks are protected by an automatic sprinkler system.
  2. LP gas cooking devices having LP-gas container with a water capacity not greater than 21/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].
  3. Where combustible surfaces are protected and covered with a non combustible material approved by the building official.
22. Amend section 903.2 to read as follows:

*903.2 Where Required.* Approved automatic sprinkler systems in new buildings and structures in use group A, B, E, M, R, F, H, I and S and in one and two family dwellings and townhouses shall be provided throughout the building or structure and in the locations described in sections 903.2.11 and 903.2.12.
23. Add a new section 903.4.2.1 as follows:

*903.4.2.1 Alarms in Dwelling Units.* In one and two family dwellings and townhouses a six inch water flow bell shall be installed on the interior return air plenum of the forced air furnace, or other approved location, to serve every living space and a 10 inch water flow bell or horn/strobe notification device shall be installed on the exterior front of the building in an approved location visible from the street.
24. Amend section 905.3.1 to read as follows and retain all exceptions:

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

# Attachment IFC-1

## Fire Code - Existing Amendments

25. Delete section 907.2.7 exception 2 in its entirety and substitute the following:
  2. Manual fire alarm boxes are not required at the public entrance where the building is equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.
26. Delete section 907.5.3 in its entirety and substitute the following:

*907.5.3 Automatic Smoke Detection.* Where an automatic smoke detection system is required it shall utilize smoke detectors unless ambient conditions prohibit such an installation. In spaces where smoke detectors cannot be utilized due to ambient conditions and in common corridors and rooms exceeding 100 square feet, approved automatic heat detectors shall be required.
27. Add new section 907.7.5.2 to read as follows:

*907.7.5.2 Village Of Glen Ellyn Municipal Fire Panel.* All fire alarm systems in buildings serving occupancy group A or group E shall be directly connected to the Village of Glen Ellyn municipal fire panel.
28. Amend section 4603.4 to read as follows:

*4603.4 Sprinkler Systems.* An automatic sprinkler system shall be provided in existing buildings in accordance with sections 4603.4.1 through 4603.4.5.
29. Add new section 4603.4.3 to read as follows:

*4603.4.3 Additions To Existing Buildings And Structures.*

  1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the addition if the gross floor area of the addition exceeds 2,500 square feet, or throughout the addition and the existing building if the combined gross floor area of the addition and the existing building exceeds 5,000 square feet.
  2. In buildings of use group A, B, E, M, R, F, H, I, or S, and in one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the addition and throughout the existing building or if the gross floor area of the addition exceeds 150% of the gross floor area of the existing building.
30. Add new section 4603.4.4 to read as follows:

*4603.4.4 Alterations To Existing Buildings And Structures.*

  1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 50% of the total existing exterior wall and roof gross square foot area.
  2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 75% of the total existing exterior wall and roof gross square foot area.
31. Amend section 4603.4.5 to read as follows:

*4603.4.5 Remodeling In Existing Buildings and Structures.*

  1. In buildings of all occupancy groups, except group U and one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the

# Attachment IFC-1

## Fire Code - Existing Amendments

remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure.

2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds \$300,000.
32. Delete section 4603.5 in its entirety and substitute the following:
- 4603.5 Standpipes.* Standpipes shall be provided in all existing buildings and structures in use group A, B, E, M, R, F, H, I or S and installed in accordance with section 905 where any one of the following conditions exist:
1. The existing building is enlarged to exceed two stories or where any portion of the floor area exceeds two hundred feet (200') from the nearest Fire Department access.
  2. The existing building is enlarged and the gross floor area of the addition exceeds 150% of the gross floor area of the existing building or structure.
  3. The existing building is altered and the structurally altered exterior wall and roof gross area exceeds 75% of the existing total exterior wall and roof gross area.
  4. The existing building is remodeled and the hard cost of the remodeled area exceeds \$1,000,000 or 25% of the market value of the building or structure.
33. Delete section 4603.6 in its entirety and substitute the following:
- 4603.6 Fire Alarm Systems.* An approved fire alarm system shall be installed in existing buildings and structures in accordance with sections 4603.6.1 through 4603.6.8 and provide occupant notification in accordance with section 907.6 unless other requirements are provided by other sections of this Code.
- Exception: Occupancies with an existing, previously approved fire alarm system.
34. Add new section 4603.6.8 to read as follows:
- 603.6.8 Group A, B, E, M, R, F, H, I And S.* An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided under any one of the following conditions:
1. The existing building is enlarged or the gross floor area is increased and the hard cost of the construction work exceeds \$15,000.
  2. The existing building is altered and the hard cost of the construction work to structurally alter the exterior wall and roof exceeds \$15,000.
  3. The existing building is remodeled and the hard cost of the interior construction work exceeds \$15,000.

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

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

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

- (A) The ~~20182009~~ ICC International Fire Code is adopted by reference as the standards and regulations for governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ~~20182009~~ ICC International Fire Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the ~~20182009~~ ICC International Fire Code are hereby deleted, modified, and amended as follows:
1. Delete ~~s~~Section 101.1 in its entirety and substitute the following:  
*101.1 Title.* These regulations shall be known as the fire code of the Village of Glen Ellyn hereinafter referred to as "this Code".
  2. Amend ~~s~~Section 102.5 to add the following:
    3. Fire protection systems and equipment provisions: All such provisions shall apply where specifically prescribed in this Code for one- and two-family dwellings and townhouses.
  3. Amend ~~s~~Section 102.7 to add the following at the end of the paragraph:  
Exception: Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.
  4. Amends ~~s~~Section 103 heading to read as follows:  
SECTION 103 FIRE DEPARTMENT
  5. Delete ~~s~~Section 103.1 in its entirety and substitute the following:  
*103.1 General.* The Fire Department is established within the jurisdiction under the direction of the ~~F~~fire ~~C~~ode ~~O~~fficial. The function of the Fire Department shall be the implementation, administration, and enforcement of the provisions of this Code in accordance with ~~T~~itle 5 Fire Regulations, ~~C~~hapter 1 Fire Department, in the Glen Ellyn Village Code.
  6. Delete ~~s~~Sections 104.10 and 104.10.1 in their entirety and substitute the following:  
*104.10 Fire Investigations.* The Fire ~~C~~ode ~~O~~fficial shall investigate, or cause to be investigated, every fire or explosion occurring within his jurisdiction that is of a suspicious nature, or which involves the loss of life or serious injury or causes destruction or damage to property. Such investigation shall be initiated immediately upon the occurrence of such fire or explosion; and if it appears that such an occurrence is of a suspicious nature, the Fire ~~C~~ode ~~O~~fficial shall immediately take charge of the physical evidence and, in order to preserve physical evidence relating to the cause or origin of such fire or explosion, the Fire Official shall take means to prevent access by any person to the structure or premises until such evidence has been properly processed. The Fire ~~C~~ode ~~O~~fficial shall notify those persons designated by law to pursue investigations into such matters and shall further cooperate with the authorities in collection of evidence and prosecution of the case and shall pursue the investigation to its conclusion.

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

7. Add a new ~~§~~Section 104.12 to read as follows:

*104.12 Fire Prevention Inspections.* The Fire Code Official shall inspect all existing structures and premises, except single-family dwellings, two-family dwellings, and individual dwelling units within multi-family buildings, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire-fighting operations, or endanger life or any violation of the provisions or intent of this Code or any other ordinance affecting fire safety.
8. ~~Renumber Delete~~ Section 108.1 to Section 109.1 as follows:~~in its entirety and substitute the following:~~

*109.1 Board Of Appeals Established.* The structure, responsibilities and procedures of the ~~B~~uilding ~~B~~oard of ~~A~~ppeals is established in ~~T~~itle 2 Boards and Commissions, ~~C~~hapter 7 Building Board of Appeals, in the Glen Ellyn Village Code.
9. ~~Renumber Delete~~ ~~§~~Section 108.3 to Section 109.3 as follows: in its entirety and substitute the following:

*109.3 Qualifications.* The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosion, hazardous conditions, or fire protection systems.
10. ~~Renumber Delete~~ ~~§~~Section 109.3 to Section 110.4 as follows:~~in its entirety and substitute the following:~~

*110.4109.3 Violation Penalties.* Any person who violates a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this Code is listed in the Village Code of Glen Ellyn, Illinois, then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
11. ~~Renumber Delete~~ ~~§~~Section 111.4 to Section 112.4 as follows:~~in its entirety and substitute the following:~~

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

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

CO-WORKING FACILITY. A facility having more than (10) persons on site at any time, and in which food and/or drink consumption occurs as part of the stated business plan before, during or after normal business hours shall be classified as a Group A-2 occupancy.
1412. Amend ~~§~~Section 202 to replace the definition of the ~~F~~ire ~~C~~ode ~~O~~fficial with the following:

*Fire Code Official.* The ~~F~~ire Chief, the ~~B~~uilding and ~~Z~~oning ~~O~~fficial or other designated authority charged with the administration and enforcement of the Code, or a duly authorized representative, under the direction and with the approval of the ~~D~~irector of ~~C~~ommunity ~~P~~lanning & ~~D~~evelopment or the Village ~~M~~anager.
1513. Amend ~~§~~Section 202 to add the definition of ~~H~~ard ~~C~~ost to read as follows:

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

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

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

1. Interior or exterior non-structural demolition work or removal of existing improvements, fixtures, or equipment.
2. Work to install a fire sprinkler system or increase the size of the water service to a building as required to serve a fire sprinkler system.
3. Work to install a fire alarm and detection system.
4. Installation of interior floor, wall, and ceiling finishes such as paint, wallcoverings, paneling or tile over wallboard, or carpet, wood, or tile flooring over a subfloor.
5. Cabinets and casework, countertops, shelving units, or door, window, base, and ceiling trim.
6. Furniture, appliances, decorative fixtures, window treatments or business sales, display or service fixtures and equipment.

16. Amend Section 202 to add the definition of Hazard Categories and Classifications to read as follows:

HAZARD CATEGORIES AND CLASSIFICATIONS. The relative degree of hazard from fire between different occupancy classifications. The Hazard Categories and Classifications shall be as set forth below.

Hazard Category                      Occupancy Classification

1 (highest hazard)                      Industrial or storage occupancies with high hazard contents

2    Health care, detention and correctional, residential board and care

3    Assembly, educational, day care, ambulatory health care, residential, mercantile, business, general and special-purpose industrial, ordinary hazard storage

4 (lowest hazard)                      Industrial or storage occupancies with low hazard contents

17. Amend Section 202 to add the definition of Market Value to read as follows:

MARKET VALUE. The dollar value of a building or structure, excluding land value, calculated to be three times the current assessed value established by the township assessor at 33.3% of the market value.

18. Amend Section 202 to delete the definition of Open Burning in its entirety and substitute the following:

OPEN BURNING. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires or use of stationary outdoor fireplaces or portable outdoor fireplaces. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues, or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

19. Amend Section 202 to add the definition of Roof Area, Gross to read as follows:

ROOF AREA, GROSS. The square footage of the horizontal plane(s) formed at the outside top edge of the perimeter walls of a building or structure.

20. Amend Section 202 to add the definition of Wall Area, Gross to read as follows:

WALL AREA, GROSS. The square footage of all outside wall surfaces from a point eight inches above the adjacent grade to the soffit or eave of a building or structure.

Attachment IFC-2  
Fire Code - Proposed Amendments (Redlined)

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## Attachment IFC-2 Fire Code - Proposed Amendments (Redlined)

21. Delete Section 304.3.4 in its entirety and substitute the following and retain all exceptions:

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

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

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND OUTDOOR FIREPLACES.

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

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

24. Delete Sections 307.2 and 307.2.1 in their entirety.

25. Delete Section 307.3 in its entirety.

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

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

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

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

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

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

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

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

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

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

27. Amend ~~Section~~ 307.5 to read as follows in its entirety and substitute the following:

307.5 Attendance. The use of portable outdoor fireplaces shall be constantly attended by an adult until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, or garden hose ~~or water truck~~, shall be available for immediate utilization.

28. Add new Section 307.6 to read as follows:

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

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

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

29. Add new Section 307.7 to read as follows:

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

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

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

Exceptions:

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

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

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

1.  This symbol shall mean that the structure had normal structural conditions at the time of marking.
2.  This symbol shall mean that structural or interior hazards exist, and interior firefighting or rescue operations should be conducted with extreme caution.
3.  This symbol shall mean that structural or interior hazards exist to a degree that consideration should be given to limit firefighting to exterior operations only, with entry only occurring for known life hazards.

## Attachment IFC-2 Fire Code - Proposed Amendments (Redlined)

4. Vacant marker hazard identification symbols: The following symbols shall be used to designate known hazards on the vacant building marker. They shall be placed directly above the symbol.

4.1. R/O—Roof open.

4.2. S/M—Stairs, steps and landing missing.

4.3. F/E—Avoid fire escapes.

4.4. H/F—Holes in floor.

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

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

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

320 PROHIBITED OCCUPANCIES

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

34. Add new Section 505.1.1 to read as follows:

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

35. Add new Section 505.1.2 to read as follows:

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

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

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

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

37. Add new Section 506.1.3 to read as follows:

506.1.3 Keys required. The key box shall contain the following types of keys,

1. Keys necessary to access exterior and interior doors and provide entry to all spaces.
2. Two sets of keys to access the main entry door.
3. Keys for fire alarm pull stations, panels, and fire protection systems.

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

4. Keys for elevators and electrical equipment.
5. Keys to override any electronic pads that control access through any door.
6. Other keys as determined required by the Fire Code Official based on building use or occupancy.

Keys or codes to access security systems shall not be provided. In buildings exceeding one story in height, one set of keys shall be provided for each floor or rooftop level.

38. Add new Section 506.1.4 to read as follows:

506.1.4 Key box capacity. Key boxes shall be of sufficient size to accommodate the required keys. In buildings containing 1-3 occupancies, the key box shall have a minimum capacity of 10 keys. In buildings containing 4-10 occupancies, the key box shall have a minimum capacity of 25 keys. In buildings containing 11 or more occupancies, the key box shall have a minimum capacity of 50 keys.

Exception: Key boxes for multi-family dwelling unit buildings shall have a minimum capacity of 10 keys.

3922. Amend ~~section~~Section 903.2 to read as follows and retain the Exception:

903.2 Where ~~is~~Required. Approved automatic sprinkler systems in new buildings and structures in use group A, B, E, M, R, F, H, I and S and in one- and two-family dwellings and townhouses shall be provided throughout the building or structure and in the locations described in ~~s~~Sections 903.2.11 and 903.2.12.

40. Delete Section 903.2.1 in its entirety and substitute the following:

903.2.1 Change of use. An automatic sprinkler system shall be installed in existing buildings and structures, or portions thereof, as if the building or portions thereof subject to the change of use were of new construction, where any of the following occurs.

1. Where a change in the use results in a change of occupancy classification, or a change from one group to another group within an occupancy classification as defined in Section 202 of this code, whether or not a renovation, modification, or alteration is performed.
2. Where a change of use does not result in the change of occupancy classification but results in the creation of a hazardous contents area.
3. Where the change of use results in an occupancy classification of a higher hazard classification category (i.e., a lower hazard classification number), as defined in Section 202 HAZARD CATEGORIES AND CLASSIFICATIONS.
4. In use group A or E when the occupied space(s) are located below the level of Fire Department access.

41. Delete Sections 903.2.1.1 through 903.2.10.1 in their entirety.

42. Amend Section 903.3.1.1 to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

43. Amend Section 903.3.1.2 to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.

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

44. Amend Section 903.3.1.3 to read as follows:

903.3.1.3 NFPA 13R sprinkler903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.

45. Amend Section 903.4.2 to read as follows:

903.4.2 Alarms. An approved audible/visual device, located on the exterior of the building in an approved location on the closest exterior façade facing and parallel to the street, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Existing exterior alarm bells shall be replaced with an approved audible/visible device within one year of the date of adoption of this Code.

4623. Amend Add a new sSection 903.4.2.1 to read as follows:

903.4.2.1 Alarms in Dwelling Units. In one- and two-family dwellings, multi-family dwelling units in buildings without common interior paths of egress, and townhouses a six-inch water flow bell shall be installed on the interior return air plenum of the forced air furnace, or other approved location, to serve every living space and a 10-inch water flow bell or horn/strobe notification device shall be installed on the exterior front of the building in an approved location visible from the street.

4724. Amend sSection 905.3.1 to read as follows and retain all exceptions:

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

4825. Delete sSection 907.2.7 exception 2 in its entirety and substitute the following:

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

Attachment IFC-2  
Fire Code - Proposed Amendments (Redlined)

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## Attachment IFC-2 Fire Code - Proposed Amendments (Redlined)

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

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

50. Amend Section 907.2.10.1 to add the following:

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

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

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

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

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

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

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

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

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

55. ~~26.~~ Delete sectionSection 907.5.3 in its entirety, and substitute the following:

~~907.5.3 Automatic Smoke Detection. Where an automatic smoke detection system is required it shall utilize smoke detectors unless ambient conditions prohibit such an installation. In spaces where smoke detectors cannot be utilized due to ambient conditions and in common corridors and rooms exceeding 100 square feet, approved automatic heat detectors shall be required.~~ 5627. Renumber Add new sSection 907.7.5.2 to Section 907.6.6.3 and amend to read as follows:

907.6.6.3907.7.5.2 Monitoring station. Village Of Glen Ellyn Municipal Fire Panel. All fire alarm systems shall report to an approved third-party monitoring station.

Exception: In buildings serving occupancy group A or group E the fire alarm system shall be directly connected to the DuPage Public Safety Communications (DU-COMM) facility. Village of Glen Ellyn municipal fire panel.

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

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

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

58. Renumber ~~Add new s~~Section 4603.4.3 to Section 1103.5.5 and amend to read as follows:

1103.5.5~~4603.4.3~~ Additions To Existing Buildings And Structures.

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

3. In existing buildings and structures where the modification factor as determined in Section 1103.5.9 exceeds 2.0.

59. Renumber ~~Add new s~~Section 4603.4.4 to Section 1103.5.6 and amend to read as follows:

1103.5.6~~4603.4.4~~ Alterations To Existing Buildings And Structures.

1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 50% of the total existing exterior wall and roof gross square foot area.
2. In one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 75% of the total existing exterior wall and roof gross square foot area.

3. In existing buildings and structures where the modification factor as determined in Section 1103.5.9 exceeds 2.0.

60. Renumber ~~Amend s~~Section 4603.4.5 to Section 1103.5.7 and amend to read as follows:

1103.5.7~~4603.4.5~~ Remodeling In Existing Buildings and Structures.

1. In buildings of all occupancy groups, except group U and one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure.
2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds \$300,000.

3. In existing buildings and structures where the modification factor as determined in Section 1103.5.9 exceeds 2.0.

61. Add a new Section 1103.5.8 to read as follows:

1103.5.8 Cumulative effect of modifications. When calculating the gross floor area, exterior wall areas, and gross roof area under Sections 1103.5.5 and 1103.5.6, and the hard cost under Section 1103.5.7, the calculated values shall include all work to be performed on the existing building or structure under consideration as part of the permit application, plus all work performed on the existing building or structure within the two-year period of time immediately prior to the date of the current permit application.

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

62. Add a new Section 1103.5.9 to read as follows:

1103.5.9 Building and structures modification factor. In addition to the requirements set forth in Sections, 1103.5.5, 1103.5.6 and 1103.5.7. an approved automatic sprinkler system shall be installed throughout existing buildings and structures where the modification factor M, determined in accordance with the following, is greater than 2.0.

M = modification factor where,

$A_{\text{addition}}$  = gross square foot floor area of addition

$A_{\text{alteration}}$  = gross square foot area of structurally altered exterior walls and roof

$\$_{\text{remodeling}}$  = actual hard cost of interior remodeling work

$E_{\text{floor}}$  = gross floor area of existing building or structure

$E_{\text{surface}}$  = gross area of existing exterior walls and roof

$\$_{\text{threshold}}$  = lesser of \$1,000,000 or 25% of the market value of the building or structure

$M = A_{\text{addition}} / E_{\text{floor}} + A_{\text{alteration}} / E_{\text{surface}} + \$_{\text{remodeling}} / \$_{\text{threshold}}$

Exception: Single-family dwellings less than 1,500 square feet in gross floor area shall not be subject to the modification factor.

63. Add a new Section 1103.5.10 to read as follows:

1103.5.10 Residential basement remodeling. When the hard cost of basement remodeling in one- and two-family dwellings and townhouses exceeds \$15,000, a sprinkler head shall be installed on the domestic water line within 5 feet of any furnace or clothes dryer.

64. Renumber ~~Section 4603.5~~ to Section 1103.6 and amend to read as follows: ~~in its entirety and substitute the following:~~

1103.6 ~~4603.5~~ Standpipes. Class I Standpipes shall be provided in all existing buildings and structures in use group A, B, E, M, R, F, H, I or S and installed in accordance with section 905 where any one of the following conditions exist:

1. The existing building is enlarged to exceed two stories or where any portion of the floor area exceeds two hundred feet (200') from the nearest Fire Department access.
2. The existing building is enlarged and the gross floor area of the addition exceeds 150% of the gross floor area of the existing building or structure.
3. The existing building is altered and the structurally altered exterior wall and roof gross area exceeds 75% of the existing total exterior wall and roof gross area.
4. The existing building is remodeled and the hard cost of the remodeled area exceeds \$1,000,000 or 25% of the market value of the building or structure.

Exception: Standpipes shall not be required in one- and two-family dwellings and townhouses.

65. Delete Sections 1103.6.1, and 1103.6.2 in their entirety.

66. Renumber ~~Section 4603.6~~ to Section 1103.7 and amend to read as follows: ~~in its entirety and substitute the following:~~

1103.7 ~~4603.6~~ Fire Alarm Systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with ~~s~~Sections 1103.7.1 ~~14603.6.1~~ through 1103.7.6 ~~64603.6.8~~ and provide occupant notification in accordance with section 907.6 unless other requirements are provided by other sections of this Code.

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

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

# Attachment IFC-2

## Fire Code - Proposed Amendments (Redlined)

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

1103.7.6 Group R-2. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. The detection device shall be a heat detector which shall be installed in the main living room. Smoke detectors or other alarm or detection devices installed within the dwelling or sleeping unit shall not be tied into the building's occupant notification system.

68. Renumber ~~Add new s~~Section 4603.6.8 to Section 1103.7.7 and amend to read as follows:

1103.7.7~~603.6.8~~ Group A, B, E, M, R, F, H, I And S. An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided under any one of the following conditions:

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

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

69. Amend Exception 2 of Section 3103.2 to read as follows:

2. Tents open on all sides that comply with all of the following:

2.1 Individual tents having a maximum size of 400 square feet.

2.2 The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet, not exceeding 400 square feet total.

2.3 A minimum clearance of 12 feet is provided to all buildings, structures, or other tents.

70. Add new Section 3103.5.1 to read as follows:

3103.5.1: Outdoor dining: Temporary tents used for commercial outdoor dining purposes shall comply with all of the following:

1. Tents shall not be permitted between October 31 and March 31.

2. Tents shall be closed to the public on days when there is an anticipated snowfall of one-half inch or greater.

3. Tents shall be closed to the public when the constant local wind speed or gusts are anticipated to be 15 mph or greater.

4. Tents shall be closed to the public when the anticipated daily rainfall is one-half inch or greater.

4. Tents shall be subject to Village guidelines published from time to time.

Attachment IFC-2  
Fire Code - Proposed Amendments (Redlined)

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## Attachment IFC-2 Fire Code - Proposed Amendments (Redlined)

71. Amend Section 3103.6 to read as follows:

3103.6 Construction documents. A detailed site and floor plan for tents or membrane structures with an occupant load of 50 or more, or a floor area of 400 square feet or more, shall be provided with each application for approval. The tent or membrane structure floor plan shall indicate details of the means of egress facilities, seating capacity, arrangement of the seating, location and type of heating and electrical equipment, and the location of general lighting fixtures, exit signs and fire extinguishers. The construction documents shall include an analysis of structural stability by a licensed structural engineer.

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

# Attachment IFC-3

## Fire Code - Proposed Amendments (Clean)

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

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

# Attachment IFC-3

## Fire Code - Proposed Amendments (Clean)

7. Add a new Section 104.12 to read as follows:

*104.12 Fire Prevention Inspections.* The Fire Code Official shall inspect all existing structures and premises, except single-family dwellings, two-family dwellings, and individual dwelling units within multi-family buildings, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire-fighting operations, or endanger life or any violation of the provisions or intent of this Code or any other ordinance affecting fire safety.

8. Renumber Section 108.1 to Section 109.1 as follows:

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

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

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

10. Renumber Section 109.3 to Section 110.4 as follows:

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

11. Renumber Section 111.4 to Section 112.4 as follows:

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

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

Co-working Facility

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

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

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

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

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

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

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

# Attachment IFC-3

## Fire Code - Proposed Amendments (Clean)

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

# Attachment IFC-3

## Fire Code - Proposed Amendments (Clean)

21. Delete Section 304.3.4 in its entirety and substitute the following and retain all exceptions:

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

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

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND OUTDOOR FIREPLACES.

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

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

24. Delete Sections 307.2 and 307.2.1 in their entirety.

25. Delete Section 307.3 in its entirety.

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

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

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

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

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

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

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

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

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

# Attachment IFC-3

## Fire Code - Proposed Amendments (Clean)

27. Amend Section 307.5 to read as follows:

*307.5 Attendance.* The use of portable outdoor fireplaces shall be constantly attended by an adult until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, or garden hose, shall be available for immediate utilization.

28. Add new Section 307.6 to read as follows:

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

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

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

29. Add new Section 307.7 to read as follows:

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

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

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

Exceptions:

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

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

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

1.  This symbol shall mean that the structure had normal structural conditions at the time of marking.
2.  This symbol shall mean that structural or interior hazards exist, and interior firefighting or rescue operations should be conducted with extreme caution.
3.  This symbol shall mean that structural or interior hazards exist to a degree that consideration should be given to limit firefighting to exterior operations only, with entry only occurring for known life hazards.

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4. Vacant marker hazard identification symbols: The following symbols shall be used to designate known hazards on the vacant building marker. They shall be placed directly above the symbol.
  - 4.1. R/O—Roof open.
  - 4.2. S/M—Stairs, steps and landing missing.
  - 4.3. F/E—Avoid fire escapes.
  - 4.4. H/F—Holes in floor.
32. Add a new Section 315.4.3 to read as follows:

*315.4.3 Retail display.* Retail display of combustible materials such as firewood, landscape mulch, straw bales or similar products shall be limited to location and quantity as approved by the Fire Code Official.
33. Add a new Section 320 to read as follows:

320 PROHIBITED OCCUPANCIES

*320.1 Below grade occupancies.* Residential dwelling units one story or more below the level of Fire Department access in multi-family or mixed-use buildings within the C5 Zoning District shall be prohibited.
34. Add new Section 505.1.1 to read as follows:

*505.1.1 Building address.* The rear entrance of all multi-tenant commercial buildings shall have street address number in compliance with Section 505.1.
35. Add new Section 505.1.2 to read as follows:

*505.1.2 Multiple doors.* Doors located within the exterior perimeter walls of all commercial buildings that are in addition to the main entrance or main rear entrance doors shall be identified with address numbers or other designation approved by the Fire Code Official.
36. Delete Section 506.1 in its entirety and substitute the following:

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

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

*506.1.3 Keys required.* The key box shall contain the following types of keys,

  1. Keys necessary to access exterior and interior doors and provide entry to all spaces.
  2. Two sets of keys to access the main entry door.
  3. Keys for fire alarm pull stations, panels, and fire protection systems.

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## Fire Code - Proposed Amendments (Clean)

4. Keys for elevators and electrical equipment.
5. Keys to override any electronic pads that control access through any door.
6. Other keys as determined required by the Fire Code Official based on building use or occupancy.

Keys or codes to access security systems shall not be provided. In buildings exceeding one story in height, one set of keys shall be provided for each floor or rooftop level.

38. Add new Section 506.1.4 to read as follows:

*506.1.4 Key box capacity.* Key boxes shall be of sufficient size to accommodate the required keys. In buildings containing 1-3 occupancies, the key box shall have a minimum capacity of 10 keys. In buildings containing 4-10 occupancies, the key box shall have a minimum capacity of 25 keys. In buildings containing 11 or more occupancies, the key box shall have a minimum capacity of 50 keys.

Exception: Key boxes for multi-family dwelling unit buildings shall have a minimum capacity of 10 keys.

39. Amend Section 903.2 to read as follows and retain the Exception:

*903.2 Where Required.* Approved automatic sprinkler systems in new buildings and structures in use group A, B, E, M, R, F, H, I and S and in one- and two-family dwellings and townhouses shall be provided throughout the building or structure and in the locations described in Sections 903.2.11 and 903.2.12.

40. Delete Section 903.2.1 in its entirety and substitute the following:

*903.2.1 Change of use.* An automatic sprinkler system shall be installed in existing buildings and structures, or portions thereof, as if the building or portions thereof subject to the change of use were of new construction, where any of the following occurs.

1. Where a change in the use results in a change of occupancy classification, or a change from one group to another group within an occupancy classification as defined in Section 202 of this code, whether or not a renovation, modification, or alteration is performed.
2. Where a change of use does not result in the change of occupancy classification but results in the creation of a hazardous contents area.
3. Where the change of use results in an occupancy classification of a higher hazard classification category (i.e., a lower hazard classification number), as defined in Section 202 HAZARD CATEGORIES AND CLASSIFICATIONS.
4. In use group A or E when the occupied space(s) are located below the level of Fire Department access.

41. Delete Sections 903.2.1.1 through 903.2.10.1 in their entirety.

42. Amend Section 903.3.1.1 to read as follows:

*903.3.1.1 NFPA 13 sprinkler systems.* Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.

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## Fire Code - Proposed Amendments (Clean)

43. Amend Section 903.3.1.2 to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. *Automatic sprinkler systems* in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.

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

44. Amend Section 903.3.1.3 to read as follows:

903.3.1.3 NFPA 13R sprinkler903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D. The sprinkler system shall be designed with a minimum 5 psi cushion at the furthest sprinkler head.

45. Amend Section 903.4.2 to read as follows:

903.4.2 *Alarms*. An approved audible/visual device, located on the exterior of the building in an approved location on the closest exterior façade facing and parallel to the street, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Existing exterior alarm bells shall be replaced with an approved audible/visible device within one year of the date of adoption of this Code.

46. Amend Section 903.4.2.1 to read as follows:

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

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

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

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

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

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## Fire Code - Proposed Amendments (Clean)

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

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

50. Amend Section 907.2.10.1 to add the following:

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

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

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

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

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

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

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

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

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

55. Delete Section 907.5.3 in its entirety.

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

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

*Exception: In buildings serving occupancy group A or group E the fire alarm system shall be directly connected to the DuPage Public Safety Communications (DU-COMM) facility.*

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

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

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

*1103.5.5 Additions To Existing Buildings And Structures.*

1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the addition if the gross floor area of the addition exceeds 2,500 square

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feet, or throughout the addition and the existing building if the combined gross floor area of the addition and the existing building exceeds 5,000 square feet.

2. In buildings of use group A, B, E, M, R, F, H, I, or S, and in one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the addition and throughout the existing building or if the gross floor area of the addition exceeds 150% of the gross floor area of the existing building.
3. In existing buildings and structures where the modification factor as determined in Section 1103.5.9 exceeds 2.0.

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

*1103.5.6 Alterations To Existing Buildings And Structures.*

1. In buildings of use group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 50% of the total existing exterior wall and roof gross square foot area.
2. In one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 75% of the total existing exterior wall and roof gross square foot area.
3. In existing buildings and structures where the modification factor as determined in Section 1103.5.9 exceeds 2.0.

60. Renumber Section 4603.4.5 to Section 1103.5.7 and amend to read as follows:

*1103.5.7 Remodeling In Existing Buildings and Structures.*

1. In buildings of all occupancy groups, except group U and one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure.
2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds \$300,000.
3. In existing buildings and structures where the modification factor as determined in Section 1103.5.9 exceeds 2.0.

61. Add a new Section 1103.5.8 to read as follows:

1103.5.8 Cumulative effect of modifications. When calculating the gross floor area, exterior wall areas, and gross roof area under Sections 1103.5.5 and 1103.5.6, and the hard cost under Section 1103.5.7, the calculated values shall include all work to be performed on the existing building or structure under consideration as part of the permit application, plus all work performed on the existing building or structure within the two-year period of time immediately prior to the date of the current permit application.

62. Add a new Section 1103.5.9 to read as follows:

1103.5.9 Building and structures modification factor. In addition to the requirements set forth in Sections, 1103.5.5, 1103.5.6 and 1103.5.7, an approved automatic sprinkler system shall be installed throughout existing buildings and structures where the modification factor M, determined in accordance with the following, is greater than 2.0.

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M = modification factor where,

A<sub>addition</sub> = gross square foot floor area of addition

A<sub>alteration</sub> = gross square foot area of structurally altered exterior walls and roof

\$<sub>remodeling</sub> = actual hard cost of interior remodeling work

E<sub>floor</sub> = gross floor area of existing building or structure

E<sub>surface</sub> = gross area of existing exterior walls and roof

\$<sub>threshold</sub> = lesser of \$1,000,000 or 25% of the market value of the building or structure

$M = A_{\text{addition}} / E_{\text{floor}} + A_{\text{alteration}} / E_{\text{surface}} + \$_{\text{remodeling}} / \$_{\text{threshold}}$

Exception: Single-family dwellings less than 1,500 square feet in gross floor area shall not be subject to the modification factor.

63. Add a new Section 1103.5.10 to read as follows:

**1103.5.10 Residential basement remodeling.** When the hard cost of basement remodeling in one- and two-family dwellings and townhouses exceeds \$15,000, a sprinkler head shall be installed on the domestic water line within 5 feet of any furnace or clothes dryer.

64. Renumber Section 4603.5 to Section 1103.6 and amend to read as follows:

**1103.6 Standpipes.** Class I Standpipes shall be provided in all existing buildings and structures in use group A, B, E, M, R, F, H, I or S and installed in accordance with section 905 where any one of the following conditions exist:

1. The existing building is enlarged to exceed two stories or where any portion of the floor area exceeds two hundred feet (200') from the nearest Fire Department access.
2. The existing building is enlarged and the gross floor area of the addition exceeds 150% of the gross floor area of the existing building or structure.
3. The existing building is altered and the structurally altered exterior wall and roof gross area exceeds 75% of the existing total exterior wall and roof gross area.
4. The existing building is remodeled and the hard cost of the remodeled area exceeds \$1,000,000 or 25% of the market value of the building or structure.

Exception: Standpipes shall not be required in one- and two-family dwellings and townhouses.

65. Delete Sections 1103.6.1, and 1103.6.2 in their entirety.

66. Renumber Section 4603.6 to Section 1103.7 and amend to read as follows:

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

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

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## Fire Code - Proposed Amendments (Clean)

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

1103.7.6 Group R-2. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. The detection device shall be a heat detector which shall be installed in the main living room. Smoke detectors or other alarm or detection devices installed within the dwelling or sleeping unit shall not be tied into the building's occupant notification system.

68. Renumber Section 4603.6.8 to Section 1103.7.7 and amend to read as follows:

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

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

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

69. Amend Exception 2 of Section 3103.2 to read as follows:

2. Tents open on all sides that comply with all of the following:
  - 2.1 Individual tents having a maximum size of 400 square feet.
  - 2.2 The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet, not exceeding 400 square feet total.
  - 2.3 A minimum clearance of 12 feet is provided to all buildings, structures, or other tents.

70. Add new Section 3103.5.1 to read as follows:

3103.5.1: Outdoor dining: Temporary tents used for commercial outdoor dining purposes shall comply with all of the following:

1. Tents shall not be permitted between October 31 and March 31.
2. Tents shall be closed to the public on days when there is an anticipated snowfall of one-half inch or greater.
3. Tents shall be closed to the public when the constant local wind speed or gusts are anticipated to be 15 mph or greater.
4. Tents shall be closed to the public when the anticipated daily rainfall is one-half inch or greater.
4. Tents shall be subject to Village guidelines published from time to time.

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71. Amend Section 3103.6 to read as follows:

*3103.6 Construction documents.* A detailed site and floor plan for tents or membrane structures with an *occupant load* of 50 or more, or a floor area of 400 square feet or more, shall be provided with each application for approval. The tent or membrane structure floor plan shall indicate details of the *means of egress* facilities, seating capacity, arrangement of the seating, location and type of heating and electrical equipment, and the location of general lighting fixtures, exit signs and fire extinguishers. The *construction documents* shall include an analysis of structural stability by a licensed structural engineer.

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

## Attachment IFC-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 Fire Code* 2012, 2015 and 2018 editions. The information provided comes from a variety of sources, including:

- *International Fire 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.
- International Code Council seminars on International Fire 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.

<b>2012, 2015 and 2018 International Fire Code</b>			
<b>Code Year</b>	<b>Amendment New, Change or Addition.</b>	<b>Cost Impact Decrease Increase Unknown</b>	<b>Description</b>
2012	Change	N/A	Several medical care definitions were created and revised in Chapter 2 of the 2012 IBC, as well as through the occupancy descriptions, and those have been repeated in the 2012 IFC. These terms were created to help users of the code know how to assign an occupancy and determine which code requirements are applicable based on how the patient is cared for.
2012	Change	N/A	Section 307.1.1 now prohibits open burning when circumstances make it hazardous, not just when someone finds it offensive.
2012	New	N/A	Section 317 introduces new requirements for roof gardens and landscaped roofs. This becomes important as the presence of roof gardens or landscaped roofs can affect fire fighter ability to move around the roof and conduct operations.
2012	Change	N/A	Section 503.4.1 now prohibits traffic calming devices on fire apparatus access roads unless approved by the fire code official. This will result in the need for greater communication between fire staff and planning staff.
2012	Change	N/A	Section 506.1 and 607 require elevator key boxes to be provided, and require standard elevator keys that can be used in multiple elevators regardless of manufacturer. All elevator key types in the jurisdiction will now be uniform. This speeds up Fire Dept access and creates consistency.
2012	Change	N/a	Section 508.1.5 now requires a building information card for any building with a fire command center. Any high-rise or building with smoke protected seating has a fire command center. As a result of the World Trade Center study, it was determined that a quick concise Building Information Card (BIC) was necessary to provide critical information about the systems and locations of the systems within large, complicated buildings

			in order to speed up fire personnel response.
2012	Change	Increase	Section 510.1 now houses the information on emergency responder radio coverage that was previously only in Appendix J. It is now in the body of the code and required for all new buildings. The appendix had it in both new and existing buildings which occasionally caused conflicts with other systems. A new exception in the new section provides for that inevitability.
2012	Change	Increase	Section 604.5 now requires building owners to conduct a test of the emergency lighting equipment at regular intervals, and submit the test results to the Fire Department upon request.
2012	Change	N/A	Section 605.11 introduces solar photovoltaic power systems into the IFC, and the 2015 edition clarifies and coordinates it with the IBC and the NEC and adds ground mounted array requirements. Among the many new requirements in the 2012 are access paths on roofs around solar arrays. Note that these new requirements do not apply to IRC structures like they do to R-3 occupancies. Solar arrays present many hazards to Fire Fighters due to the panels generating current during daylight and they can't be shut off.
2012	New	N/A	Section 610 is a new section regarding kitchen cooking oil storage. Many kitchens are now recapturing cooking oil to save costs. The inherent dangers of large quantities of oil near electricity and flame require safety provisions.
2012	New	N/A	Section 803.5.2 adds new requirements for new textile wall and ceiling coverings.
2012	New	N/A	Section 901.9 adds a new requirement that a fire code official must be notified when an alarm monitoring service is either terminated or changed. This will require staff to keep a record of such notifications, and determine if they have staff time to keep track of this information and subsequent follow-ups.
2012	Change	Decrease	Section 903.2.4, 903.2.7, 903.2.9 modifies and relaxes the furniture storage protection provisions that arrived in the 2009 code. Those were difficult to enforce and now allow small stores to provide upholstered furniture and mattresses without sprinklers.
2012	Change	Increase	Section 903.2.11.1.3 modifies the requirement for basements such that any basement that has interior obstructions must be sprinkled. This could be difficult to enforce since any partition under 5' 9" does not need a permit. Therefore, the placement of a bookshelf or a urinal partition could be interpreted that a sprinkler system is required.
2012	Change	Increase	Section 904.1.1 and 906.3 now require that personnel who perform maintenance on portable fire extinguishers or alternative fire-extinguishing systems (such as hoods and spray booths) must be certified by the jurisdiction or other approved organization. The jurisdiction may have to consider what certifications they will require, and if they will have staff to keep records of that.
2012	Change	Increase	Section 906.1 requires more portable fire extinguishers (PFE's) in some commercial occupancies, and allows fewer PFE's in common areas of apartment/condo buildings if one is placed in each of the units. (Consideration needs to be given to whether

			those PFE's in the units will stay there like they would in the common areas, but alternatively if those in the common areas are getting vandalized or are too big for elderly to operate.
2012	New	N/A	Section 907.2.1.2 adds new requirements for mass emergency notification to be captioned in assembly spaces seating 15,000 or more, in keeping with the wording of the IBC.
2012	Change	Increase	Section 907.2.3 modified requirements for a voice/alarm communication system from 50 students down to 30 (for lock-down purposes). Depending on interpretation, this may affect mobile classroom buildings at this new lower level.
2012	Change	N/A	Section 907.2.6.1.1 now allows fire alarm and detection systems and wireless smoke alarms to be installed in buildings regulated by the IFC and the IRC.
2012	Change	N/A	Section 908.7 now requires carbon monoxide alarms for Group R and I occupancies with fuel burning appliances or attached garages in new and existing buildings. 2015 edition now relocates these to section 915 since they are not an emergency alarm, and rewrites it, adding the requirement to classrooms in Group E. The retroactive aspect doesn't apply to the Group E.
2012	Change	Unknown	Section 1011.2 now requires low level exit signs again in Group R-1 buildings, similar to the requirements of years ago. This helps not only occupants, but also firemen who arrive when there is already smoke in the building.
2012	Change	N/A	Chapter 11 is the new location for the existing building chapter, and provides one location for all retroactive requirements.
2012	Change	Increase	Section 1103.8.1 adds I-1 to the retroactive requirement for smoke alarms in existing Group R occupancies.
2012	Change	Increase	Section 1104.16.5.1 adds a new requirement that fire escape stairs must be inspected by a registered design professional every 5 years and a report submitted to the Fire Department.
2012	Change	Decrease	Section 2108.2 allows dry cleaning plants using Class III-A or Class III-B combustible liquids in non-sprinklered buildings when certain safety precautions are made.
2012	Change	Unknown	Section 2305.1 revises several tank requirements regarding 100% bio- diesel motor vehicle fuel.
2012	Change	N/A	Section 3208.3.1 now requires racking of certain commodities to have devices that protect the flue spaces from being compromised by overloading the racks. This helps the coverage by the sprinkler system to be more effective.
2012	Change	Increase	2012 Table 5003.1.1(1) takes the guess work out of combustible dusts, and requires a professional evaluation of it to be given to the Fire Department. This has historically been a judgment call that can be outside of the specific background of the fire code official.
2012	Change	N/A	Section 5003.12 now allows outdoor control areas for hazardous storage to be built closer to lot lines streets and public ways with certain protections.
2012	Change	Increase	Section 6109.15 now provides regulations for design, operation and maintenance of LP cylinder exchange stations that are accessible to the public.
2012	Change	Increase	Section 6104.3.1 no longer allows LP gas containers on the roof of buildings like NFPA 58 allows.
2012	Change	N/A	Appendix J is an optional new chapter that offers a method of presenting building information to emergency responders using

			a standardized Maltese Cross format. Basic information regarding the building fire protection systems is available there for responders to review prior to commencing an attack.
2015	New	Unknown	Section 312.3 now provides performance criteria for vehicle barriers instead of prescriptive design that was missing an impact velocity.
2015	Change	Increase	Sections 315.6 and 605.12 now give Firefighters specific wording to require removal of old wiring in plenums and any storage there that might cause more fuel load or cause a ceiling to collapse due to weight.
2015	Change	N/A	Section 403 has moved all the emergency preparedness requirements from 404 and 408 into one place for easier access to all of it in one place. The change was not intended to be technical, only an editorial location change for ease of use.
2015	Change	N/A	Section 604.1 has added specific requirements on Emergency and Standby Power Systems that were previously located in the IBC. This criteria is now all in one spot, and is more readily available to Fire Staff here than it was in Chapter 27 of the IBC.
2015	Change	N/A	Section 604.2.6 now includes additional requirements for emergency and standby power systems in Group I-2 Occupancies.
2015	Change	Decrease	Section 609.2 modifies the requirement for when a Type 1 Kitchen hood is required, and makes it consistent with the IMC. When it is proven that grease emissions are low enough, a simple Type II hood would be allowed, and no fire extinguishing system would be required.
2015	Change	Increase	Section 609.3.3.2 now adds a cleaning standard for kitchen exhaust hoods, and requires a hood with any spot check showing over an 1/8" of grease to be cleaned and a record of cleaning kept on the hood.
2015	Change	Unknown	Section 611 adds new requirements on how to deal with Hyperbaric facilities (usually found in hospitals).
2015	Change	Increase	Section 903.2.1.6 adds a requirement for sprinklers on levels between the roof and the exit discharge where an occupied roof has high assembly loads.
2015	Change	Increase	Sections 903.3.1.2.2, 1027.6 and 1104.22 now clarify that open ended corridors (breezeways) must be protected when part of a 13R sprinkler system.
2015	Change	Increase	Section 903.3.8 adjusts requirements for limited area sprinkler systems from 20 heads to 6, and prevents multiple such systems.
2015	Change	Unknown	Section 904.13 now allows residential cooking facilities in Group I-2 nursing homes with certain precautions and requirements for their safety.
2015	Change	N/A	Section 907.2.11.3 and 907.2.11.4 now require placement of smoke alarms to be at least 3' from a bathroom door, and specific distances from cooking appliances based on the type of alarm.
2015	Change	Increase	Section 913.2.2 has added protection of the electrical circuit supplying power to Fire Pumps by including a UL standard that will add fire resistivity to the cables.
2015	Change	N/A	Chapter 10 has been completely rewritten in the IBC and the new IFC matches that, with many familiar sections now being contained in new and unfamiliar places. In general, previous

			sections 1015 and 1021 were removed near the front in order to provide a logical and sequential order of thought such as: 1004, determine the occupant load; 1005, establish the exit width; 1006, establish the number of exits; 1007, address how to arrange them. This pushes the other sections that they replaced back further.
2015	Change	N/A	Section 1010.1.9.8 clarifies the confusing language of delayed egress, electromagnetic locks and introduces “sensor release of electrically locked” egress doors and adds I-1 to the provisions. Several of these neighboring sections have undergone changes that hope to clarify application that for years has been confusing.
2015	Change	Unknown	Section 903.2.1.7 now clarifies that if multiple group A occupancies exist that don’t require sprinklers based on individual occupant loads, yet they use the same exit system, the occupant loads using the same exit system must be combined to determine if sprinklers are required.
2015	Change	Unknown	Section 903.3.1.1.1 introduces the concept of machine room-less elevator control areas and how those are to be protected. This newer technology has not been specified before but is seen in many buildings.
2015	Change	Unknown	Section 904.2 and 904.11 add in the increasingly common use of Automatic Water Mist Systems and how those are to be regulated.
2015	Change	Decrease	Section 907.2.3 changes the threshold for a manual fire alarm system from 30 to 50 to allow small schools and day-care facilities to be exempt since the risk is small and there is close visual/audible contact.
2015	Change	Unknown	Section 909.4.7 has added the requirement to have multiple smoke control system designs evaluated for how they will work together. This reduces the inevitability that the systems are discovered to be incompatible by the inspector at final inspection.
2015	Change	Unknown	Section 910 on smoke and heat vents has been extensively rewritten based on studies of roof venting. Details of where they are required and how to calculate the sizes are now included.
2015	Change	Unknown	Section 1103.4.1 requires existing I-2 and I-3’s with vertical openings through 2 or more stories between floors to meet certain retroactive protection requirements.
2015	New	Unknown	Section 1105 introduces a new requirement that existing I-2 occupancies must reach a minimum fire and life safety level described there.
2015	Change	N/A	Section 1011.16 adds the ability to use ladders as a means of egress in certain special needs and locations and explains how to construct them.
2015	Change	Unknown	Section 1017.2.2 increases travel distance in certain F-1 and S-1 occupancies to 400’ providing there are other safety factors involved.
2015	Change	N/A	Section 1018.3 and 1018.5 coordinates access aisles with corridor requirements rather than being based only on the occupant load of the room served.
2015	Change	Decrease	Section 1020.2 allows certain corridors in the I-2 to be exempt from the 96” width requirement if not being used for stretchers.

			This may involve some judgment as to how the corridors will be used in certain places, but now will agree with NFPA 101 section 18.2.3.4 as part of a desire to coordinate the codes.
2015	Change	Decrease	Section 1023.3.1 now allows a vertical exit enclosure to be connected to a passageway without the connecting door previously required. This door served no purpose anyway, and was another obstruction to fire-fighting efforts.
2015	New	Increase	Section 2307.4 introduces new requirements for LP gas dispensing by the public.
2015	Change	Increase	Section 3103.9.1 now requires tents and membrane structures over one story to meet the structural design requirements of the IBC.
2015	Change	Increase	Section 3105 adds requirements for temporary stage canopies that have suffered serious collapses in recent years in North America.
2015	Change	N/A	Section 3206.4.1 relocates the requirements and modifies the standards and rules regarding plastic pallets.
2015	New	Unknown	Section 3306.2 adds safety requirements for flammable gas piping and an NFPA standard to govern their cleaning and purging. There have been several deaths from improper cleaning and purging.
2015	New	Unknown	Section 3510 introduces how hot work on flammable and combustible liquid storage tanks shall be carried out.
2015	New	Unknown	Section 5307 adds regulations for large carbon dioxide systems used in beverage dispensing. Large refrigerated systems can create a lifesafety hazard resulting in oxygen being replaced in a room, thus the need for this regulation.
2015	New	Unknown	Section 5808 provides new requirements for the onset of hydrogen fuel gas rooms on the market. The requirements are related to the new definition in chapter 2 of a gaseous hydrogen system.
2015	New	Increase	Appendix K is an optional new chapter to handle existing Ambulatory Care Facilities. It contains retroactive requirements for those existing facilities in response to the many recent changes in the 2012 edition regarding health care occupancies.
2015	New	Unknown	Appendix L is an optional new chapter that considers criteria when providing fire fighter air replenishment systems for fire fighters in buildings as they fight fires. It does not say when it is required, only how to do it if it is required.
2015	New	Increase	Appendix M is an optional new chapter that if adopted, requires all existing high-rises to be retroactively outfitted with a fire sprinkler system within a 12-year time frame.

# Attachment IFC-5

## Proposed Modification Factor Analysis

### 2018 International Fire Code Amendments

Current amendments to the International Fire Code (Sections 4603.4.3, 4603.4.4 and 4603.4.5) provide thresholds for the requirements to install fire sprinklers in existing buildings based on the extent of the work area or project cost for additions, alterations and/or remodeling projects. These provisions provide a piece meal approach to requiring fire sprinklers in existing buildings. Most often, the value of hard cost becomes the determining threshold amount. In almost every case where the applicant is notified that the hard cost exceeds the threshold, the applicant submits a revised estimate of hard cost that is below the threshold. The department experienced a similar condition under the previous fee schedule where applicants would regularly report the hard cost at a lower than actual value to avoid a higher permit fee. That situation was resolved by revising permit fees to lump sums based on project scope.

The proposed amendment to add Section 1103.5.9 to the Fire Code takes a holistic approach in determining when fire sprinklers would be required and mitigates the undervaluing of project hard cost. By considering the actual work areas versus the threshold areas for additions, alterations, and remodeling projects, plus the hard cost versus the threshold cost, the overall effect of the work is considered in determining the need to install fire sprinklers. A Modification Factor is determined for each project. When the calculated factor is greater than 2.0, fire sprinklers would be required.

A sampling of projects that were permitted in 2021 was performed to determine the effect of the proposed amendment. Per the chart below, of the nine projects reported, two would have been required to install fire sprinklers.

#### Issued For Reference Only

Proposed Buildings and Structures Modification Factor Analysis - see proposed amendment 1103.5.9												
A	B	Existing Areas			Altered Areas			I	J	K	M	Modification Factor <sup>2</sup>
		C	D	E	F	G	H					
Case <sup>1</sup>	Address	Floor	Wall	Roof	Floor	Wall	Roof	Hard Cost	F/C	(G+H)/(D+E)	I/300,000	
1		4245	3260	3361	2302	510	3361	350,000	0.54	0.58	1.17	2.29
2		1928	0	0	240	0	0	114,000	0.12	0.00	0.38	0.50
3		3540	4220	1970	115	108	0	20,000	0.03	0.02	0.07	0.12
4		1276	1929	1474	1783	1219	850	127,500	1.40	0.61	0.43	2.43
5		2682	0	0	910	0	0	195,000	0.34	0.00	0.65	0.99
6		1983	NA	NA	65	NA	NA	27,450	0.03	0.00	0.09	0.12
7		1794	2257	3046	293	480	1542	156,000	0.16	0.38	0.52	1.06
8		2824	3648	1466	1072	160	1466	80,000	0.38	0.32	0.27	0.96
9		1465	1697	780	832	280	73	75,000	0.57	0.14	0.25	0.96

- Notes:
- 1 Random sampling of projects permitted in 2021
  - 2 Utilizing the proposed amendment, projects with a Modification Factor over 2.0 would have been required to add sprinklers.