

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 8, CHAPTERS 3B,3C,3D,3E,3F,3G,3H,3I, 3J, 3K AND 3L OF THE BUILDING ACTIVITY CODE OF THE MUNICIPAL CODE OF THE VILLAGE OF ELK GROVE VILLAGE

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois, as follows:

Section 1: That 8-3B-1 be amended to read as follows:

- A. Code Adopted: There is hereby adopted by reference as if fully set out herein, that certain code known as the International Residential Code for One- and Two-Family Dwellings, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one copy which is available for inspection and on file in the Office of the Village Clerk. This code shall govern the construction of detached one- and two-family dwelling units, their appurtenances, and their accessory structures except that the provisions of the International Building Code, 2024 edition, as amended, shall apply to items not specifically covered by the International Residential Code for One- and Two- Family Dwellings, 2024 edition.
- B. Amendments: The following additions, insertions, deletions and changes are hereby made to the International Residential Code for One- and Two-Family Dwellings, 2024 edition:
1. Section R101.1. Under "Name of Jurisdiction" insert "Village of Elk Grove Village".
 2. Add Section R105.1.1 Kitchen and Bathroom Remodel Permits. Where work taking place within the structure meets the definition of a kitchen, bathroom or half bathroom remodel, a permit is required and all work shall comply with currently adopted codes as they relate to new installations.

Definitions: Kitchen Remodel - A kitchen remodel includes, but is not limited to, the removal and replacement of cabinets.

Bathroom Remodel - A bathroom remodel includes, but is not limited to, the removal and replacement of a water closet, lavatory and bathtub/bathtub enclosure/shower or shower enclosure.

Half Bathroom Remodel - A remodel including the removal and replacement of the water closet and lavatory.

3. Section R105.2 Work exempt from permit. Delete items 1, 2, 3, 4, 5, 9, and 10 under the "building" section.

4. Section R107 Temporary Structures and Uses.

Amend section R107.1 General to read as follows:

R107.1 General. Temporary structures and uses are permitted during and for construction purposes only.

Delete Sections R107.2 Conformance; R107.3 Temporary Power; and R107.4 Termination of Approval.

5. Section R112-Means of Appeals is hereby amended to read as follows:

R112.1. General. Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.

Delete Section R112.2, 112.3, & R112.4

6. Section R113.4 Violation Penalties is hereby amended to read as follows:

R113.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repairs a building or structure is in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to the penalties as provided for by Title 8, Chapter 3, Article L of the Municipal Code.

7. Section R202 Definitions. The definition of Structure is hereby amended to read as follows:

Structure. Any construction, or any production or piece of work artificially built up or composed of parts joined together in some definite manner; or, any combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above or below the surface of a parcel of land.

8. Section R202 Definitions. Add new definition of Temporary Structure as follows:

Temporary Structure. All Membrane-Covered structures (as defined in Section 202 of the International Building Code); or any structure originally designed for mobile or transportation purposes (i.e., truck trailers, shipping or freight containers, etc.); or any structure without a permanent foundation (excepting there from residential storage sheds not exceeding one-hundred fifty (150) square feet in floor area).

9. Section R301.1.4 Intermodal shipping containers is deleted in its entirety.

10. The following information shall be utilized to complete Table R301.2 (Climatic and Geographic Design Criteria) of the 2024 IRC:

TABLE R301.2 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

Ground Snow Load: 25 pounds per square foot

Wind Design:

- (1) Wind speed 115 mph; 3 second gusts
- (2) Topographic Effects: No
- (3) Special Wind Region: No
- (4) Wind-Borne Debris Zone: No

Seismic Design Category: B

Subject to Damage From:

- (1) Weathering: Severe
- (2) Frost Line Depth: 42 inches
- (3) Termite: Slight to Moderate

Ice Barrier Underlayment Required? Yes

Flood Hazards: (See current FIRM maps)

Air Freezing Index: 2000

Manual J Design Criteria: As referenced in current ACCA Manual J

11. Section R306 Flood-Resistant Construction is deleted in its entirety.

12. Section 308.1. is hereby amended to read as follows:

308.1. Premises identification as specified in 8-3A-15 of this Code.

13. Amend section R310.6 exception 2 to read as follows:

Smoke alarms installed in accordance with section R310.2.2 shall be permitted to be battery powered however; one (1) smoke alarm within the general vicinity of the construction must be hardwired.

14. Section R311 Carbon Monoxide Alarms is amended as follows:

Delete the first sentence in section R311.3 Location and amend to read as follows:

Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within fifteen feet (15') of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

Amend section R311.6 exception 2 to read as follows:

Carbon monoxide alarm installed in accordance with Section R311.2.2 shall be permitted to be battery operated however, if construction associated with the permit is taking place at a level where rooms used for sleeping purposes exist than one (1) carbon monoxide detector must be hardwired.

Add section R311.8 General.

- i. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within fifteen feet (15') of every room used for sleeping purposes.
- ii. It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the

tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

15. Section R317 Garages and Carports is amended as follows:

Section R317.5 Fire sprinklers is amended by adding "When required by section R309.2 of this code" to the beginning of the first sentence.

Add Section R317.8 General. Off-street parking spaces required by the Zoning Ordinance shall be provided in a completely enclosed building for the following construction:

- i. All new single-family dwellings.
- ii. All reconstructed single-family dwellings where over fifty percent (50%) of the structure above the foundation is razed.

16. Add Section R328.2 Drainage Systems as follows:

Drainage Systems: Water discharged from swimming pools, spas, or hot tubs shall be directed to the public street through the use of a discharge hose unless such discharge can occur directly into a storm sewer structure located in rear yards by the use of a continuous discharge hose from the swimming pool, spa, or hot tub to the storm sewer structure. Any encroachment of adjacent property by the discharge hose must first have the approval of the appropriate homeowner(s).

At no time, shall water discharged from a swimming pool, spa, or hot tub be permitted to encroach upon any adjacent property and in no case shall the overland discharge of swimming pool, spa, or hot tub water be permitted unless such overland flow can be confined to the property upon which the swimming pool, spa, or hot tub is located.

Water discharged from swimming pools, spas, or hot tubs shall not create hazards to either pedestrians using the public sidewalk or vehicles using the public street. Water shall not be discharged during periods of rain or storms and at no time shall the discharge rate exceed a flow of 200 gallons per minute.

17. Section R329.6.2 Setback at ridge is amended to read as follows:

For photovoltaic arrays occupying thirty-three (33) percent or less of the plan view total roof area, a setback of not less than twenty-four (24) inches wide is required on both sides of a horizontal ridge. For photovoltaic arrays occupying more than thirty-three (33) percent of the plan view total roof area, a setback of not less than forty-eight (48) inches wide is required on both sides of a horizontal ridge.

Section R329.6.2.1 Alternative setback at ridge is amended to read as follows:

Where an automatic sprinkler system is installed within the dwelling or townhouse in accordance with NFPA 13D or Section P2904, setbacks at the ridge shall conform to one of the following:

1. For photovoltaic arrays occupying sixty-six (66) percent or less of the plan view total roof area, a setback of not less than twenty-four (24) inches wide is required on both sides of a horizontal ridge.
2. For photovoltaic arrays occupying more than sixty-six (66) percent of the plan view total roof area, a setback of not less than forty-eight (48) inches wide is required on both sides of a horizontal ridge.

Add Section R329.6.5 Roof Pathway access labeled on the ground to read as follows:

Roof pathway access shall be labeled on the ground and shall be visible at night (reflective) where the roof access is greater than ten (10') feet.

Add Section R329.6.6 Roof Pathway access to read as follows:

Any roof pathway access shall not be above windows or doors.

18. Section R402.1 Wood Foundations is deleted in its entirety.

Section R405.1 Concrete or Masonry Foundations is amended to read as follows:

Drains shall be provided around all concrete or masonry foundations enclosing habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

Foundation drainage shall be directed out of the side or rear of the foundation wall and directed to the rear of the property. Foundation drainage shall not discharge in such a manner so as to create a nuisance on adjacent properties. When, in the opinion of the Director of Community Development the discharge of foundation drainage is creating a nuisance on adjacent properties, the Director shall require the discharge pipe to be relocated so that it terminates no closer than ten feet (10') from any adjoining property line.

Gravel or crushed stone drains shall extend at least one foot (1') beyond the outside edge of the footing and six inches (6") above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, perforated drains and the drainage tiles or perforated pipe shall be placed on a minimum of two inches (2") of washed gravel or crushed rock at least one sieve size larger than the joint opening or perforation and covered with not less than six inches (6") of the same material.

Delete the Exception in Section R405.1.

19. Delete Section R504 Pressure Preservative-Treated Wood Floors (On-Ground).

20. Section M1411.10 Condensate Pumps is amended as follows:

Condensate pumps are only permitted where gravity drainage is not feasible due to the sanitary sewer elevation.

21. Plumbing. Amend Chapters 25 through 33 to read as follows:

The plumbing requirements shall conform to the provisions of the most current edition of the Illinois State Plumbing Code,

Illinois Administrative Code 77, Code 890 and Title 8, Chapter 3, Article D of the Elk Grove Village Municipal Code.

22. Electrical. Amend Chapter 34 General Requirements to read as follows:

The electrical requirements shall conform to the provisions of the most current edition of NFPA 70, National Electrical Code and Title 8, Chapter 3, Article C of the Elk Grove Village Municipal Code.

Section 2: 8-3B-2: INTERNATIONAL BUILDING CODE ADOPTED:

A. Code Adopted: There is hereby adopted by reference, as if fully set out herein, governing the construction of all other structures (exclusive of one- and two-family dwelling units) within the Village, that certain code known as the International Building Code, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereafter set forth, one copy which is available for inspection and on file in the Office of the Village Clerk.

B. Amendments: The following additions, insertions, deletions and changes are hereby made to the International Building Code, 2024 edition:

1. Section 101.1: Insert "Village of Elk Grove Village".
2. Section 101.4 is hereby amended to read as follows:

101.4 Referenced codes.

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

Section 101.4.8 is added to read as follows:

Electrical. The provisions of the most current edition of NFPA 70: National Electrical Code and Title 8, Chapter 3, Article C of the Elk Grove Village Municipal Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

3. Section 103.1: Insert "Community Development Department".
4. Section 113.1 General is hereby amended to read as follows:

APPEAL PROCESS.

- a. In the event a building permit is denied and or there is a request for variation relative to the application, interpretation, order, determination or decision of the Director of Community Development regarding the Village's adopted codes, or a waiver or modification to the building regulations herein, the applicant shall have the right to appeal.
 - b. An application for appeal shall be based on a claim that the true intent of this code or other regulations legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed, or that an appellant can demonstrate a practical difficulty or particular hardship in attaining compliance.
 - c. The appeal process would begin with a written appeal detailing the basis of the appeal. It shall be filed with the Director of Community Development, who will set it for a preliminary hearing with the Director of Community Development and the applicant. If requested by the Director of Community Development, the Village Attorney, or their designee, may be present as well.
 - d. In the event the applicant is not satisfied with the preliminary meeting, the applicant may further appeal to the Mayor and Board of Trustees by way of its Judicial, Planning, and Zoning committee (the "Committee"). Once a second written appeal is made, a meeting shall be set within a reasonable period of time.
 - e. At the meeting prescribed in item d of this section, evidence shall be received from the applicant, Village staff and any other interested party. The applicant shall provide evidence which demonstrates that the true intent of this code or other regulations legally adopted thereunder has been incorrectly interpreted, and/or the practical difficulty or particular hardship of attaining compliance.
 - f. The Committee shall recommend granting or denying the appeal to the Mayor and Board of Trustees however, the granting of the appeal will not endanger the public health, safety and welfare and will result in a standard of construction which is reasonable, practical and comparable to that required by the existing codes. No appeal may be granted without final action by the Mayor and Board of Trustees.
5. Delete Section 113.2 Limitations on authority.

6. Delete Section 113.3 Qualifications.

7. Section 114.4: is hereby amended to read as follows:

114.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repairs a building or structure is in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to the penalties as provided for by Title 8, Chapter 3, Article L of the Elk Grove Village Municipal Code.

8. Section 202 Definitions. The definition of Structure is hereby amended to read as follows:

Structure. Any construction, or any production or piece of work artificially built up or composed of parts joined together in some definite manner; or, any combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above or below the surface of a parcel of land.

Section 202 Definitions. Add new definition of Temporary Structure as follows:

Temporary Structure. All membrane structures (as defined in Section 3102.1 of this Code); or any structure originally designed for mobile or transportation purposes (i.e. truck trailers, shipping or freight containers, etc.); or any structure without a permanent foundation.

9. Add new Sections 403.3.5 and 403.3.6 as follows:

403.3.5 Shut-off Valves and Waterflow Devices. Shut-off valves and a waterflow device shall be provided for each floor.

403.3.6 Valve Supervision. Valves shall be supervised by a continuously manned control station or central station.

10. Section 415.1 General is hereby amended to read as follows:

The provisions of Sections 415.1 through 415.11 shall apply to the storage and use of hazardous materials in excess of the maximum allowable quantities per control area listed in Section 307.1. ALL BUILDING AND STRUCTURES WITH AN OCCUPANCY IN USE GROUP H SHALL BE LOCATED IN A SEPARATE FREE-STANDING BUILDING AND NOT IN A MULTI-TENANT BUILDING.

11. Section 502.1. is hereby amended to read as follows:

Premises identification as specified in 8-3A-15 of this Code.

12. Table 504.4 Allowable Number of Stories Above Grade Plane is hereby amended as follows:

The height limitations for F-2 and S-2 shall be the same as F-1 and S-1.

Lines R-1 and R-2 under columns 3B, 5A and 5B shall be eliminated. 3B, 5A and 5B construction shall not be permitted for R-1 and R-2 use groups.

13. Table 506.2 Allowable Area Factor is hereby amended as follows:

The area limitations for F-2 and S-2 shall be the same as F-1 and S-1.

Lines R-1 and R-2 under columns 3B, 5A and 5B shall be eliminated. 3B, 5A and 5B construction shall not be permitted for R-1 and R-2 use groups.

14. Section 705.4 Materials is hereby amended to read as follows:

Section 705.4 Materials. In the ITC, I-1 and I-2 zoning districts, exterior walls of all principal and accessory structures shall consist of brick, masonry, stone, split face block, precast or cast in place concrete or other equivalent non-combustible rigid construction. Metal clad buildings or parts thereof and membrane structures shall not be permitted. In all other districts, exterior walls shall be of materials permitted by the building type of construction.

15. Section 706.5 Horizontal Continuity is hereby amended by deleting Exceptions 1 and 2.

16. Section 706.6 Vertical Continuity is hereby amended by deleting Exceptions 2, 3 and 4.

17. Add new Section 706.8.1 Hold-Open Devices as follows:

Hold-Open Devices: heat-actuated hold-open devices shall be installed on both sides of the wall, and shall be interconnected so that the operation of any single device will permit the door to close. Heat detectors of fusible links shall be installed at the door opening and at the ceiling in compliance with NFPA 80 when required by Elk Grove Fire Department Inspectional Services.

18. Section 901.1 is hereby amended by adding hereto the following:

Reference Chapter 9 amendments of the International Fire Code in Title 5-3-2 of the Elk Grove Village Municipal Code titled Fire Protection and Prevention Code. Most restrictive interpretations of the currently adopted codes take precedence.

19. Add new Section 913.1.1 Fire Pump Access as follows:

Fire pump room access shall be located on the main level of exit discharge. Access to the fire pump shall be from both the exterior and interior of the building

20. Section 913.2.1 is hereby amended as follows:

Where provided, rooms containing fire pumps shall be separated from the remainder of the building by a minimum of two (2) hour construction.

The exceptions are deleted.

21. Section 1003.1 is hereby amended by adding the following sentence:

The provisions of the 2024 International Existing Building Code shall not be used to eliminate the installation requirements for exit signs and means of egress illumination systems.

22. Section 1008.2 Illumination required is hereby amended by deleting exceptions 1,2 and 3.

23. Section 1008.3 is hereby amended by adding hereto the following:

3.6 Conference rooms, training rooms, break rooms or lunchrooms, and restrooms that accommodate more than one occupant.

24. Section 1010.1.1 Size of Doors is hereby amended by deleting the exceptions.

25. Section 1010.2.4 Locks and latches is hereby amended by deleting item 3.

26. Section 1013.1 Exit Signs Where required is hereby amended by deleting Exception 2.

27. Section 1013.2. is hereby amended as follows:

Low-level exit signs

The installation of low-level exit signs to supplement regular exit signs shall be placed in all new occupancies to include places of assembly, hotels, department stores, or other buildings subject to transient occupancy and semi-permanent occupancy such as an apartment house, and as deemed necessary by the Fire Code Official. Such exit signs may be approved luminescent, photo luminescent, self-luminous, or self-illuminated types. They are not intended to replace standard exit signs but are designed as a supplementary aid for a building occupant seeking egress in smoke-filled environment at a location that is the last to become obscured. Existing facilities shall be required to have this signage within two (2) years. Such signs shall be located near the floor level in addition to those signs required for doors or corridors. The bottom of the sign shall be not less than ten (10) inches, but not more that eighteen (18) inches above the floor. For exit doors, the sign shall be mounted on or adjacent to the door with the nearest edge of the sign within four (4) inches of the door frame. Photo luminescent signs may be used in place of externally illuminated signs.

Delete the exception.

28. Section 1023.9.2 Floor landing and stairwell signs is added to read as follows:

Floor landing and stairwell signs shall be required in all enclosed stairwells on every floor per use groups specified in Section 1025.1 and all existing hotels, apartments, and nursing homes. Signs shall also be mounted on the wall adjacent to the door at not less than five (5) feet above the finished floor indicating floor level and stairwell designation.

29. Section 1028.5 Access to a public way is hereby amended to read as follows:

1028.5 Access to a public way. From each grade floor exit from a building there shall be provided a hard surface area, a minimum of forty-eight inches (48") in width centered on that door, extending from the door to a property line adjoining a public street.

30. Delete Section 1809.5 Frost Protection.

31. Section 3001.2.1 Elevator Phone is added to read as follows:

All required emergency elevator phones shall directly dial the Village of Elk Grove Village's Communications Center through the phone number designated by the Fire Code Official.

32. Section 3001.3 Referenced standards is hereby amended to read as follows:

3001.3 Referenced standards. Referenced Standards to be as stringent and comply with current Illinois Elevator Safety Act (225 ILCS 312) and its Rules. For private residential conveyance application, the Act does not apply; however, the IBC code shall apply for new installation, permits, final acceptance. For applications not covered by the Illinois Elevator Safety Act, those conveyance applications shall be covered under the IBC code by the AHJ for new installation, permits, final acceptance, periodic inspections and testing, unsafe conditions, power to seal equipment, put conveyance out of service, and certificate compliance as well as owner/agent responsibility for contractor, maintenance, accident/injury responsibility.

Referenced Standard from IBC 2024: Safety Code for Elevators and Escalators (ASME A17.1), Performance Based Safety Code for Elevators and Escalators (A17.7), Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1), Safety Standard for Belt Manlifts (A90.1), Safety Standard for Conveyors and Related Equipment (B20.1).

Referenced Standards from (225 ILCS 312): Safety Code for Elevators and Escalators (ASME A17.1), the Standard for the Qualification of Elevator Inspectors (ASME QEI-1), the Automated People Mover Standards (ANSI/ASCE/T&DI 21), and the Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1).

33. Section 3001.4 Accessibility is hereby amended to read as follows:

Passenger elevators required to be accessible or to serve as part of an accessible means of egress shall comply with Section 1009 and 1110.10 of the 2024 IBC along with requirements set forth in the most recently adopted Illinois Accessibility Code.

34. Section 3002.4 Elevator car to accommodate ambulance stretcher is hereby amended to read as follows:

Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings, no less than one elevator

shall be provided for fire department emergency access to all floors regardless of rise.

Such elevator car shall be of such size and arrangement to accommodate a minimum 24-inch by 84-inch ambulance stretcher in the horizontal open position and shall be identified by the International Symbol for emergency medical services (Star of Life).

The symbol shall not be less than 3 x 3 inches high and wide (76 mm x 76 mm) and shall be placed inside on both sides of the main lobby hoist way doorframe.

Additional Automatic elevator requirements applicable as referenced in Title 5-4-3 Section 604 amendments as required by the Fire Code Official.

35. Section 3003.3 Standardized fire service elevator keys is hereby amended to add the following to the end of the sentence:

for new and modernized (existing) elevators only.

36. Section 3004.4 Personnel and material hoists is hereby amended to modify the last sentence and add an additional sentence to read as follows:

Field tests shall be conducted upon the completion of an installation or following a major alteration jump of a personnel hoist. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the AHJ to ensure safe operation.

37. Section 3005.1 Access is hereby amended to read as follows:

An approved means of access shall be provided to elevator machine rooms and overhead machinery equipment spaces. This means is not to be used as a passageway through the machine room to other areas of the building or roof.

38. Section 3005.4 is hereby amended by deleting exception 2.

39. Section 3009.1 is hereby amended by adding the following to the end of the sentence:

“of the current state adopted elevator code edition.”

40. Section 3009.3 is hereby amended by adding the following to the end of the sentence:

“for new or altered elevators.”

41. Add new Section 3010 entitled Certificate of Compliance.

Add Section 3010.1 General to read as follows:

The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the AHJ.

Add Section 3010.2 Posting Certificate of Compliance to read as follows:

The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable. Please refer to Illinois Elevator Safety Act.

42. Section 3103 Temporary Structures.

Section 3103.1 General is hereby amended to read as follows:

Temporary structures and uses are permitted during and for construction purposes only.

Delete Sections 3103.1.2 Conformance; 3103.1.3 Permit Required; 3103.2 Construction Documents; 3103.3 Location; and 3103.4 Means of egress.

43. Add new Section 3309.1.1 Fire Extinguishers for roofing operations to read as follows:

Fire extinguishers shall be installed in accordance with Section 906. There shall be not less than one multi-purpose portable fire extinguisher with a minimum 4A60BC on the roof being covered or repaired.

44. Section 3111.3 Photovoltaic solar energy systems.

Section 3111.3 Photovoltaic solar energy systems is hereby amended to read as follows:

Photovoltaic solar energy systems shall be designed and installed in accordance with this section, the International Fire Code as amended by the Village of Elk Grove Village, NFPA 70 and the manufacturer's installation instructions.

Section 3: That 8-3C-1 be amended to read as follows:

- A. Code Adopted. There is hereby adopted by reference, as if fully set out herein, the most current published edition of that certain code known as NFPA 70, the National Electrical Code as sponsored and published by the National Fire Protection Association, together with the additions, insertions, deletions and changes hereinafter set forth, one (1) copy which is available for inspection and on file in the office of the Village Clerk.

In the event of a conflict between the provisions of this Article and the provisions of the most current published edition of NFPA 70, the National Electrical Code, the provisions contained in this Article shall prevail and the conflicting provisions contained in NFPA 70, the National Electrical Code, shall be of no force and effect.

- B. Amendments: The following additions, insertions, deletions and changes are hereby made to NFPA 70, the National Electrical Code:

1. Section 210.8(F) GFCI Protection for Outdoor Outlets shall be amended by deleting Exception No. 2.
2. Section 230.70(A)(1) Readily Accessible Location shall be amended as follows:

230.70(A)(1) Readily Accessible Location. Add the following text to the end of the sentence: "and within five feet (5') of the point of entrance of the service conductors."

3. Section 310.3(B) Conductor material shall be amended to read as follows:

310.3(B) Conductor Material. Conductors in this Article shall be of copper material only. No other type of material may be used for conductors.

4. Section 320.10 Uses Permitted shall be amended to read as follows:

Section 320.10 Uses Permitted. Type AC cable shall only be permitted when used to supply light fixtures or electrical equipment in lengths not exceeding six feet (6') in accessible spaces or twelve feet (12') in concealed spaces.

5. Section 330.10 Uses Permitted shall be amended to read as follows:

Section 330.10 Uses Permitted. Type MC cable shall only be permitted when used to supply light fixtures or electrical equipment in lengths not exceeding six feet (6') in accessible spaces or twelve feet (12') in concealed spaces.

6. Section 334.10 Uses Permitted shall be amended to read as follows:

334.10 Uses Permitted. Type NM and Type NMC cables are not permitted to be used within the Village.

7. Section 348.10 Uses Permitted shall be amended to read as follows:

Section 348.10 Uses Permitted. Type FMC shall only be permitted when used to supply light fixtures or electrical equipment in lengths not exceeding six feet (6') in accessible spaces or twelve feet (12') in concealed spaces.

8. Section 350.10 Uses Permitted shall be amended to read as follows:

Section 350.10 Uses Permitted. Type LFMC shall only be permitted when used to supply light fixtures or electrical equipment in lengths not exceeding six feet (6') in accessible spaces or twelve feet (12') in concealed spaces.

9. Section 352.10 Uses Permitted for PVC conduit is hereby amended by deleting paragraph (G) Exposed.

10. Section 356.10 Uses Permitted shall be amended to read as follows:

Section 356.10 Uses Permitted. Type LFNC shall only be permitted when used to supply light fixtures or electrical equipment in lengths not exceeding six feet (6') in accessible spaces or twelve feet (12') in concealed spaces.

11. Section 360.10 Uses Permitted shall be amended to read as follows:

Section 360.10 Uses Permitted. Type FMT shall only be permitted when used to supply light fixtures or electrical equipment in lengths not exceeding six feet (6') in accessible spaces or twelve feet (12') in concealed spaces.

12. Section 362.10 Uses Permitted shall be amended to read as follows:

Section 362.10 Type ENT Electrical Nonmetallic Tubing is not permitted to be used within the Village.

13. Section 400.10 Uses Permitted, paragraph (A) Uses, subparagraph (1) Pendants is hereby amended to read as follows:

Pendants. Pendant hung flexible cable and cord is prohibited.

Exception: Pendant hung flexible cable may be permitted only with the written permission of the Director of Community Development and only under circumstances where the use of flexible cord as a wiring method is necessary to the method of operation due to the frequent alteration, change or relocation of electrical equipment. Such permission shall be granted only upon evaluation of written documentation submitted to the Director of Community Development that clearly demonstrates exceptional practical hardship as distinguished from a mere inconvenience to the owner or tenant. All pendant hung flexible cable approved under this section shall contain a ground conductor and shall be terminated in approved fittings.

14. 8-3C-3 be hereby amended as follows:

CONSTRUCTION REGULATIONS FOR COMMERCIAL AND INDUSTRIAL I-1, I-2, B-1, B-2, B-3, B-5, O-T AND ITC:

Section 4: That 8-3D-1 be amended to read as follows:

- A. Codes Adopted: There is hereby adopted by reference, as if fully set out herein, those certain codes known as the International Plumbing Code, 2024 edition, prepared and published by the International Code Council and the most recently published edition of the State of Illinois Plumbing Code, prepared and published by the Illinois Department of Public Health, together with the additions, insertions, deletions and changes hereinafter set forth, one copy which is available for inspection and is on file in the Office of the Village Clerk.
- B. International Plumbing Code Amendments: The following additions, insertions, deletions and changes are hereby made to the International Plumbing Code, 2024 edition:

1. Section 101.1: Insert "Village of Elk Grove Village".
2. Section 103.1: Insert "Community Development Department".
3. Section 112. Means of Appeals is hereby deleted in its entirety.
4. Section 113.1 is hereby amended to read as follows:

113.1 Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.
5. Section 114.4: Violation Penalties is hereby amended to read as follows:

114.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to the penalties as provided for by Title 8, Chapter 3, Article L of the Municipal Code.
6. Section 305.4.1 Sewer Depth is hereby deleted in its entirety.
7. Table 605.3: Water Service Pipe is hereby amended to permit only the following pipe materials for water service pipe:
 - i. Copper or Copper Alloy Tubing Type K - ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447.
 - ii. Ductile Iron Water Pipe - AWWA C151/A 21.51; AWWA C115/A 21.15.
8. Table 605.4 Water Distribution Pipe is hereby amended to permit only the following materials for water distribution pipe:
 - i. Copper or Copper Alloy Pipe (Types K or L only) - ASTM B 42; ASTM B 302.
 - ii. Copper or Copper Alloy Tubing (Types K or L only) - ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447.
 - iii. Galvanized Steel Pipe - ASTM A 53.
9. Section 605.6 Flexible Water Connectors shall be amended by adding thereto the following final sentence:

Flexible water connectors shall not be permitted for the installation of water heaters.

C. State Plumbing Code Amendments: The following additions, insertions, deletions and changes are hereby made to the most recently published edition of the State of Illinois Plumbing Code:

1. Add new Section 890.1220 a) 11) as follows:

890.1220 a) 11) Water Heater Connection. Flexible water connectors shall not be permitted for the installation of water heaters.

2. Section 890. Appendix A, Table A. Approved Materials for Water Service Pipe is hereby amended to permit only the following pipe materials for water service pipe:

i. Cast iron (Ductile Iron) - ASTM A 377-1984.

ii. Copper/Copper Alloy Tubing Type K - ASTM B 88-1988.

3. Section 890. Appendix A, Table A. Approved Materials for Water Distribution Pipe is hereby amended to permit only the following pipe materials for water distribution pipe:

i. Copper/Copper Alloy Pipe (Types K or L only) - ASTM B 42-1988; ASTM B 302-1988.

ii. Copper/Copper Alloy Tubing (Types K or L only) - ASTM B 88-1988.

iii. Galvanized Steel Pipe - ASTM A 53-1988; ASTM A 120-1984.

4. Pursuant to 17 Illinois Administrative Code 3730.307(c)(4) and subject to the Illinois Plumbing Code (77 Ill. adm. code 890) and the lawn irrigation contractor and lawn sprinkler system registration code (77 Ill. adm. code 892), all new plumbing fixtures and irrigation controllers installed shall bear the WaterSense label (as designated by the U.S. environmental protection agency WaterSense program), when such labeled fixtures are available. (Ord. 3457, 7-19-2016)

Section 5: That 8-3E-1 be amended to read as follows:

A. Code Adopted: There is hereby adopted by reference, as if fully set

forth herein, that certain code known as the International Mechanical Code, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one copy which is available for inspection and is on file in the Office of the Village Clerk.

B. Amendments: The following additions, insertions, deletions and changes are hereby made to the International Mechanical Code, 2024 edition:

1. Section 101.1: Insert "Village of Elk Grove Village".
2. Section 103.1: Insert "Community Development Department".
3. Section 112 is hereby deleted in its entirety.
4. Section 113.1 is hereby amended to read as follows:

113.1 Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.

5. Section 114.4: Violation Penalties is hereby amended to read as follows:

114.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work covered by this code in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provision of this code shall be subject to the penalties as provided by Title 8, Chapter 3, Article L of the Municipal Code.

6. Section 307.3 Condensate Pumps is amended to read as follows:

Condensate pumps are only permitted where gravity drainage is not feasible due to the sanitary sewer elevation.

7. Section 502.14.1 Garage Exhaust System is added to read as follows:

In garage settings where a carbon monoxide detection device(s) control the activation of an exhaust system this system must shut down upon the activation of the fire detection and/or suppression systems. A manual override

control shall be installed under direction of the Fire Code Official.

8. Section 606.4.1 Supervision is amended as read as follows:

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible fire signal and shut down the individual units. Duct smoke detectors shall not be used as a substitute for required open area detection. Duct smoke detectors shall be required in all air handling units 2000 CFM or greater. All test switches shall be labeled and installed in a proximate area near the Fire Alarm panel or as determined by the Fire Code Official. All duct detectors should be labeled in correlation with the HVAC units and clearly marked on the inside ceiling, visible from the floor. All rooftop units will be visibly marked.

The exceptions are deleted.

9. Section 1101.10 Use of Water for Comfort Air Conditioning be added as follows:

1101.10 Use of Water for Comfort Air Conditioning. In all apparatus or equipment installed for the purpose of changing the dry bulb temperature or humidity content of the air, whether used in conjunction with summer comfort air conditioning or other refrigeration, the following regulations shall apply:

1. The use of water is prohibited when used directly from the water system as a cooling medium in air washers or any type of equipment whereby the air to be conditioned comes into direct contact with sprays or wet surfaces, or where the water is used as the direct or indirect cooling system medium in coils.
2. The use of water is permitted in all compressor type refrigeration units having standard rated capacities of one and one-half (1 1/2) tons or less.
3. All compressor type refrigeration units having standard rated capacities of over one and one-half (1 1/2) tons shall be equipped with evaporate coolers and condensers, water cooling towers, spray ponds, and or other water cooling equipment so that all water from the water system is used for make-up purposes only.

NOTE: In paragraphs 2 and 3 above the capacities shall be established in accordance with conditions given in standard ASRE Testing and Rating Codes.

4. If other than compressor types of refrigeration units are used, the consumption of water from the water system shall be limited in amount to not more per ton of refrigeration produced than would be used by a compressor type refrigeration unit as described under paragraph 3 above when such type is operating under normal conditions.

Section 6: That 8-3F-1 be amended to read as follows

- A. Code Adopted: There is hereby adopted by reference, as if fully set forth herein, that certain code known as the International Fuel Gas Code, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one copy which is available for inspection and is on file in the Office of the Village Clerk.
- B. Amendments: The following additions, insertions, deletions and changes are hereby made to the International Fuel Gas Code, 2024 edition:
 1. Section 101.1: Insert "Village of Elk Grove Village".
 2. Section 103.1: Insert "Community Development Department"
 3. Section 112 is hereby deleted in its entirety and amended to read as follows:

112.1 Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.
 4. Section 113.4: Violation Penalties is hereby amended to read as follows:

113.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work covered by this code in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provision of this code shall be subject to the penalties as provided by Title 8, Chapter 3, Article L of the Municipal Code.

5. Section 403.4.5 is hereby deleted in its entirety.
Corrugated stainless steel tubing is not permitted to be used within the Village.

Section 7: That 8-3G-1 be amended to read as follows

- A. Code Adopted: There is hereby adopted by reference, as if fully set out herein, that certain code known as the most recently published edition of the State of Illinois Energy Code, prepared and published by the Illinois Capitol Development Board, together with the additions, insertions, deletions and changes hereinafter set forth, one copy which is available for inspection and is on file in the Office of the Village Clerk.

Section 8: That 8-3H-1 be amended to read as follows

- A. Codes Adopted: There is hereby adopted by reference, as if fully set out herein, that certain code known as the International Property Maintenance Code, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which is available for inspection and is on file in the Office of the Village Clerk.
- B. Amendments: The following additions, insertions, deletions and changes are hereby made to the International Property Maintenance Code, 2024 edition:
 1. Section 101.1: Insert "Village of Elk Grove Village".
 2. Section 103.1: Insert "Community Development Department".
 3. Section 106 is hereby deleted in its entirety and amended to read as follows:

106.1 Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.
 4. Section 107.4: Violation Penalties is hereby amended to read as follows:

107.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work covered by this code in violation of the approved construction documents or directive of the

code official or of a permit or certificate issued under the provision of this code shall be subject to the penalties as provided by Title 8, Chapter 3, Article L of the Municipal Code.

5. Section 302.4: Insert "as specified in Title 4-5-2 of the Municipal Code".

6. Section 304.3. is hereby amended to read as follows:

304.3. Premises identification as specified in 8-3A-15 of this Code.

7. Section 304.14: Insert "April 1" and "December 1".

8. Add new Section 304.20 to read as follows:

Section 304.20 Residential Exterior Storage. No exterior storage of items is permitted.

9. Section 602.3: Insert "October 1" and "May 15".

10. Section 602.4: Insert "October 1" and "May 15".

11. Amend Section 702.2 to read as follows:

702.2 Aisles: Arrangements of chairs or tables and chairs shall provide for ready access by aisle access ways and aisles to each egress door. The minimum clear width of each aisle in occupancies of Use Groups A, E, and I-2 shall be maintained in accordance with the requirements of the most recent edition of the Building Code adopted by the Village of Elk Grove Village. In all other occupancies, aisles shall have a minimum required clear width of 44 inches where serving an occupant load greater than 50, and 36 inches where serving an occupant load of 50 or less. The clear width of aisles shall not be obstructed by chairs, tables or other objects.

12. Add Section 702.5 as follows:

702.5 Exit Signs: All means of egress shall be indicated with approved "Exit" signs where required by the most recent edition of the Building Code adopted by the Village of Elk Grove Village. All "Exit" signs shall be maintained visible and all illuminated "Exit" signs shall be illuminated at all times that the building is occupied.

13. Add Section 702.6 as follows:

702.6 Dead-end Travel Distance: All corridors that serve more than one exit shall provide direct connection to such exits. The length of a dead-end corridor shall not exceed 35 feet where the building is not equipped throughout with an automatic sprinkler system. The dead-end travel distance limitation shall be increased to 70 feet where the building is equipped throughout with an automatic sprinkler system.

14. Section 704.7 Single and Multiple Station Smoke Alarms is hereby amended by adding thereto the following final sentence:

Anyone tampering or interfering with the effectiveness of a smoke alarm shall be in violation of this Code.

15. Add Section 704.8 as follows:

704.8 Fire Extinguishers: All portable fire extinguishers shall be visible, provided with ready access thereto, and maintained in an efficient and safe operating condition. Extinguishers shall be of an approved type.

16. Add Section 704.9 as follows:

704.9 Manual Fire Alarm Boxes: All manual fire alarm boxes shall be operational and unobstructed.

17. Add Section 704.10 as follows:

704.10 Smoke and Heat Detectors: All smoke and heat detectors shall be operational and free from any obstructions that prevent proper operation, including smoke entry.

Section 9: That 8-3I-1 be amended to read as follows

- A. Code Adopted: There is hereby adopted by reference, as if fully set out herein, that certain code known as the most current edition of the Illinois Accessibility Code, prepared and published by the Illinois Capitol Development Board, together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which is available for inspection and is on file in the Office of the Village Clerk.

Section 10: That 8-3J-1 be amended to read as follows

- A. Code Adopted: There is hereby adopted by reference, as if fully set

out herein, that certain code known as the International Existing Building Code, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which is available for inspection and is on file in the Office of the Village Clerk.

B. Amendments: The following additions, insertions, deletions, and changes are hereby made to the International Existing Building Code, 2024 edition:

1. Section 101.1: Insert "Village of Elk Grove Village".
2. Section 103.1: Insert "Community Development Department".
3. Section 105.2 Work exempt from permit.

Delete items 1 and 6 under the "building" section.

4. Section 112 is hereby amended to read as follows:

112 Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.

5. Section 113.4: Violation Penalties is hereby amended to read as follows:

113.4 Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work covered by this code in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provision of this code shall be subject to the penalties as provided by Title 8, Chapter 3, Article L of the Municipal Code.

6. Add Section 302.6 Automatic Sprinkler Systems in Existing Buildings or Structures. Additions or alterations to any building or structure shall comply with the requirements of the code for new construction except for the installation of approved automatic sprinkler systems. Approved automatic sprinkler systems shall be installed in accordance with Section 903.2 of the 2024 International Building Code as amended in Title 8, Chapter 3, Article B of the Municipal Code. Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any other provisions of this Code. An existing building plus

additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure except as required for the installation of approved automatic sprinkler systems in accordance with Section 903.2 of the 2024 International Building Code as amended in Title 8, Chapter 3, Article B of the Municipal Code.

Section 11: That 8-3K-1 be amended to read as follows:

- A. Code Adopted: There is hereby adopted by reference, as if fully set out herein, that certain code known as the International Swimming Pool and Spa Code, 2024 edition, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, one copy of which is available for inspection and is on file in the Office of the Village Clerk.

- B. Amendments: The following additions, insertions, deletions, and changes are hereby made to the International Swimming Pool and Spa Code, 2024 edition:
 - 1. Section 101.1. Insert "Village of Elk Grove Village".
 - 2. Section 103.1. Insert "Community Development Department".
 - 3. Section 112 is hereby amended to read as follows:

112 Board of Appeals – Board of Appeals as specified in Title 8-3B-2B-4 of this Code.
 - 4. Section 113.4: Violation Penalties is hereby amended to read as follows:

113.4. Violation Penalties. Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work covered by this code in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provision of this code shall be subject to the penalties as provided by Title 8, Chapter 3, Article L of the Municipal Code.

Section 12: That 8-3L-1: Violations; Penalties be added

Any person, firm or corporation violating any provision of this chapter shall be subject to a fine of not less than fifty dollars

(\$50.00) nor more than seven hundred and fifty dollars (\$750.00) for each offense, and a separate offense shall be deemed committed on each day, commencing from date of official notification, during or on which a violation or failure to comply occurs or continues.

In addition, the Village shall have the right to seek injunctive relief from the Circuit Court of Cook or DuPage County, including the Third Municipal District thereof to abate or enjoin any violation of this chapter when the continuation thereof would cause a serious injury to the public health, safety and welfare.

Section 13: That the Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 14: That this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

PUBLISHED in pamphlet form this _____ day of _____, 2024.