

Municipal Code - City of DeKalb
Chapter 24, “Building Code”

Chapter 24

BUILDING CODE
(2017-001)

Latest Revision: 3/13/17

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24.01 ADOPTION: INTERNATIONAL BUILDING CODE / 2015.

a) There is hereby adopted by reference as the Building Code for the City of DeKalb, the Seventeenth Addition of the International Code Council (ICC) Building Codes/2015, one copy of such rules and regulations in book form has been filed in the office of the Building Division for use and examination by the public at least thirty days prior to the adoption of this Ordinance and shall there be kept available for public use, inspection and examination. The Building Code for the City of DeKalb shall: regulate the erection, construction, enlargement, alteration, repairs, moving, removal, demolition, conversion, remodeling, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the incorporated limits of the City of DeKalb; provide for the establishment of a Building Code Board of Appeals and shall provide for all things and matters set forth in it as though they were set out fully here and shall be in all respects a self-executing document, except that Section 103 of said Building Code shall be governed and controlled as provided in the Municipal Code, Chapter 3, "City Administration."

- International Building Code - 2015 Edition
- International Residential Code for One-and Two-Family Dwellings - 2015 Edition
- International Fire Code - 2015 Edition
- International Plumbing Code - 2015 Edition (Chapter 11-For roof drainage only)
- International Mechanical Code - 2015 Edition
- International Fuel Gas Code - 2015 Edition
- International Swimming Pool and Spa Code - 2015 Edition
- International Existing Building Code - 2015 Edition
- International Property Maintenance Code - 2015 Edition
- National Electrical Code - 2014 Edition
- Illinois Plumbing Code - 2014
- Illinois Energy Conservation Code - 2015 Edition
- Illinois Accessibility Code - 1997 Edition
- Illinois Radon Resistant Construction Act - 2013 Edition
- Illinois Elevator Safety Act - 2007 Edition
- Illinois Smoke Detector Act - 1987 Edition
- Illinois Carbon Monoxide Alarm Detector Act - 2007 Edition

24.01-01 AMENDMENTS.

- Article 0: Contractors
- Article 1: International Building Code
- Article 2: International Residential Code for One-and Two-Family Dwellings
- Article 3: International Fire Code
- Article 4: International Mechanical Code
- Article 5: International Fuel Gas Code
- Article 6: International Swimming Pool and Spa Code

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Article 7: International Existing Building Code

Article 8: National Electrical Code

Article 9: State of Illinois Plumbing Code

Article 10: International Property Maintenance Code

24.02 PLAN REVIEW AND SUPPLEMENTAL PERMIT FEES.

- a) The fee to be charged for a site improvement permit to install the required private and public infrastructure land improvements, with the exceptions noted, shall be in accordance with City of DeKalb Municipal Code requirements and the then-current policies of the Community Development and Public Works Departments.
- b) If the engineering review results in a list of corrections which are not shown on the revised site plan, an additional review fee may be assessed on a time and material basis.
- c) In the event that construction work commences before a permit has been reviewed, paid for and issued, the fees charged will be double the applicable amounts listed herein.
- d) In the event a structure is occupied before an Occupancy Inspection is performed and an Occupancy Certificate has been granted, the permit applicant shall be fined not less than Two Hundred Fifty Dollars (\$250.00) per day for each day the structure is illegally occupied.
- e) If an inspector(s) responds to an inspection scheduled by an applicant and the applicant is not ready for the inspection, the permit applicant shall be required to pay a One Hundred Dollar (\$100.00) fee per inspector before a re-inspection will be scheduled.
- f) Whenever a permit applicant, requests the Community Development Department to inspect a structure to determine compliance with the City's Code's for the purpose of issuing a Temporary or Final Occupancy Certificate, the provisions according to the then-current Temporary and Final Occupancy Inspection Fee Schedule shall apply.

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ARTICLE 0
CONTRACTOR REQUIREMENTS
(2017-010)

The following sections of the Building Code for the City of DeKalb, Illinois, are hereby added as follows:

0.01 REGISTRATION OF CONSTRUCTION MANAGERS AND GENERAL, ELECTRICAL AND MECHANICAL CONTRACTORS.

- a) Contractor Registration Required: General Contractors, Electrical Contractors and Mechanical Contractors (as defined below) shall be required to register with the City of DeKalb pursuant to the requirements of this Section 0.01. Registration shall be required for any individual, firm or corporation engaged in the businesses described below. A single registration shall suffice for any employee of a registered company. Registration shall not indicate any endorsement of quality or ability of a registered contractor by the City.
1. General Contractor / Construction Manager: Any person, firm or corporation that performs any building repair, installation, construction or work that requires a building permit, and any Construction Manager who holds a prime contract and subcontracts for construction of any building repair, installation, construction or work that requires a building permit. Notwithstanding the foregoing, General Contractor registration shall not be required for an owner, self-performing work that requires a building permit on his or her own single-family, owner-occupied structure. General Contractor registration is also not required for any person who is registered as a Mechanical or Electrical Contractor, provided that such party is solely performing Mechanical or Electrical Contractor work.
 2. Electrical Contractor: Any person, firm or corporation that performs any manner of electrical wiring, repair, installation or work that requires a building permit, other than an owner, lawfully self-performing work on his or her own single-family, owner-occupied structure.
 3. Mechanical Contractor: Any person, firm or corporation that performs any manner of heating, ventilation, air-conditioning or mechanical system repair, installation or work that requires a building permit, other than an owner, lawfully self-performing work on his or her own single-family, owner-occupied structure.
- b) Registration Requirements: Registration shall require compliance with the following standards:
1. Registration shall be in form and content acceptable to the Community Development Director and shall have contact information for the Contractor and key personnel employed thereby who will be performing the work within the City of DeKalb. Registration shall require the payment of a \$50.00 initial application fee and shall be effective on a calendar year basis. Renewal of an existing registration shall require payment of a \$50.00 annual renewal fee and completion of a renewal application in form and content acceptable to the Community Development Director. Renewals shall be performed during or within 60 days of the end of the then-current term of registration. The failure to renew registration within such period shall terminate registration and shall require a new registration.
 2. Applicants shall be required to provide proof of minimum insurance coverage for the full period of registration, indicating that the applicant has: a) Commercial General Liability insurance coverage with

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minimum policy limits of \$100,000 per person / \$300,000 per occurrence; b) Automobile insurance with minimum policy limits in excess of then-current state requirements; and c) Workers Compensation insurance with minimum policy limits in excess of then-current state requirements. All shall be from insurers licensed to transact business in the State of Illinois. Sole-proprietorships may demonstrate compliance with Workers Compensation insurance with exemption of the owner where permitted by law.

0.02 STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH LICENSED PLUMBING CONTRACTORS.

- a) All planning and designing of plumbing systems shall be performed only as defined by the Illinois State Plumbing Code (2014) and the City of DeKalb Plumbing Regulations.
- b) The inspection of plumbing and plumbing systems shall be performed only by the plumbing inspector of the City of DeKalb, as defined by the Illinois State Plumbing Code or, in his absence, by a licensed plumber appointed by the City Manager.
- c) Nothing herein contained shall prohibit the excavators who are installing mains in new subdivisions from installing SDR-26 ASTM 3034-1998 sanitary laterals to the property line. In subdivisions or in new commercial and industrial projects involving main extensions through easements on private property, excavators may run the SDR-26 piping from the street main and then from manhole to manhole (every 400 feet) until reaching the last manhole outside the building.
- d) Nothing herein contained shall allow back-to-back tub or shower installations that prevent access to fixtures when in need of repair.
- e) Nothing herein contained shall prohibit the owner occupant of a single family residence or the owner of a single family residence under construction for his/her occupancy, from himself/herself planning, installing, altering or repairing the plumbing system of such residence.
- f) For purposes of this subsection, a person shall be considered an "occupant" if and only if he/she has taken possession of and is living in the premises as his/her bona fide sole and exclusive residence, or in the case of an owner of a single family residence under construction for his/her occupancy, he/she expects to take possession of and live in the premises as his/her bona fide sole and exclusive residence, and he/she has a current intention to live in such premises as his/her bona fide sole and exclusive residence for a period of not less than two (2) years after the completion of the plumbing work performed pursuant to the authorization of this subsection or, in the case of the owner of a single family residence under construction for his/her occupancy, for a period of not less than two (2) years after the completion of construction of the residence. Failure to possess and live in the premises as a sole and exclusive residence for a period of two (2) years or more shall create a rebuttable presumption of a lack of such intention to occupy.
- g) Neither a tenant nor a landlord may perform plumbing work as defined by the Illinois State Plumbing Code.

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- h) Contractors who are State Licensed under this Section shall provide the City with a copy of their State-issued license, and shall provide the City with contact information in form and content acceptable to the Community Development Director.

0.03 STATE OF ILLINOIS LICENSED ROOFING CONTRACTORS.

All Roofing Contractors shall meet the requirements of the State of Illinois Roofing Industry Licensing Act. Contractors who are State-licensed under this Section shall provide the City with a copy of their State-issued license, and shall provide the City with contact information in form and content acceptable to the Community Development Director.

0.04 STATE OF ILLINOIS LICENSED PRIVATE ALARM CONTRACTORS.

All Fire Alarm Contractors shall meet the requirements of the Private Fire Alarm Contractors Licensing Act. Contractors who are State-licensed under this Section shall provide the City with a copy of their State-issued license, and shall provide the City with contact information in form and content acceptable to the Community Development Director.

0.05 STATE OF ILLINOIS LICENSED FIRE SPRINKLER CONTRACTORS.

All Fire Sprinkler Contractors shall meet the requirements of the Fire Sprinkler Contractor’s Licensing Act. Contractors who are State-licensed under this Section shall provide the City with a copy of their State-issued license, and shall provide the City with contact information in form and content acceptable to the Community Development Director.

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ARTICLE 1
INTERNATIONAL BUILDING CODE

The following sections of the International Building Code, 2015 edition are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "City of DeKalb".

In all Chapters and Sections where "code official" is written, insert "Chief Building Official.”

In all Chapters and Sections where “Department of Building Safety” is written, insert “Building Division.”

101.4.3 Plumbing. Amended as follows: The provisions of the *International Plumbing Code* shall apply only to Chapter 11 Storm Drainage and Section 403.3.2 Prohibited toilet room location. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.

101.4.6 Energy. Amended as follows: The provisions of the Illinois Energy Conservation Code - 2015 Edition shall apply to all matters governing the design and construction of buildings for energy efficiency.

103.1 Creation of enforcement agency. Amended as follows: Chief building official. The Chief Building Official, or his/her designee, shall be known as the “Chief Building Official.” The Building Division shall be responsible for the interpretation and enforcement of this Code, and shall be known as the "Building Division" in this Code.

109.2 Schedule of permit fees. Amended as follows: The fees for each plan examination, building permit and inspections, and administrative costs associated with the issuance and supervision of permits shall be as prescribed in Schedules A through D below.

Schedule A – New Construction Building Fees
One & Two Family Dwellings

Schedule B – Minor & Miscellaneous Permit Building Fees
One & Two Family Dwellings

Schedule C – New Construction & Additions Building Fees
Multi-Family (3+ Units), Commercial, Industrial, Institutional & Detached Garages

Schedule D – Minor & Miscellaneous Building Fees
Multi-Family (3+ Units), Commercial, Industrial & Institutional

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**SCHEDULE "A" NEW CONSTRUCTION BUILDING FEES
ONE & TWO FAMILY DWELLINGS (Single Family Detached & Duplexes)
January 1, 2016**

Building & Engineering Plan (Land Drainage Alteration) Review Fee	\$ 300.00
<i>(These fees must accompany the permit application at time of submittal)</i>	

- Fee Schedule based on square footage that consists of living space and garages & includes the following:**
- a. BUILDING INSPECTION FEES.
 - b. HVAC (furnace & fireplace, factory or non-factory design (masonry), and includes up to four heating appliances and/or air conditioner.
 - c. SEWER - One sanitary sewer tap AND one 6" storm sewer tap.
 - d. WATER SERVICE - One 1" water service tap AND one 3/4" water meter, and an unmetered water rate.*
 - e. WATER CAPITAL FEE - One 1" service.*
 - f. PLUMBING - Maximum of 18 fixtures.
 - g. ELECTRICAL - One electric service up to 200 AMP.
 - h. DRIVEWAY and CURB CUT (one of each).
 - i. UNFINISHED BASEMENT, SLAB ON GRADE, or CRAWL SPACE.

See "Fee Schedule - Additional," for additions other than those noted in above schedule.

BUILDING FEE SCHEDULE (based on square footage):

SQUARE FEET	FEE	SQUARE FEET	FEE	SQUARE FEET	FEE
		3,601 - 3,700	\$ 4,706	6,801 - 6,900	\$ 5,339
		3,701 - 3,800	\$ 4,726	6,901 - 7,000	\$ 5,359
		3,801 - 3,900	\$ 4,745	7,001 - 7,100	\$ 5,378
		3,901 - 4,000	\$ 4,765	7,101 - 7,200	\$ 5,398
		4,001 - 4,100	\$ 4,785	7,201 - 7,300	\$ 5,418
850 - 1,000	\$ 4,172	4,101 - 4,200	\$ 4,805	7,301 - 7,400	\$ 5,438
1,001 - 1,100	\$ 4,191	4,201 - 4,300	\$ 4,825	7,401 - 7,500	\$ 5,458
1,101 - 1,200	\$ 4,211	4,301 - 4,400	\$ 4,844	7,501 - 7,600	\$ 5,477
1,201 - 1,300	\$ 4,231	4,401 - 4,500	\$ 4,864	7,601 - 7,700	\$ 5,497
1,301 - 1,400	\$ 4,251	4,501 - 4,600	\$ 4,884	7,701 - 7,800	\$ 5,517
1,401 - 1,500	\$ 4,271	4,601 - 4,700	\$ 4,904	7,801 - 7,900	\$ 5,537
1,501 - 1,600	\$ 4,290	4,701 - 4,800	\$ 4,923	7,901 - 8,000	\$ 5,556
1,601 - 1,700	\$ 4,310	4,801 - 4,900	\$ 4,943	8,001 - 8,100	\$ 5,576
1,701 - 1,800	\$ 4,330	4,901 - 5,000	\$ 4,963	8,101 - 8,200	\$ 5,596
1,801 - 1,900	\$ 4,350	5,001 - 5,100	\$ 4,983	8,201 - 8,300	\$ 5,616
1,901 - 2,000	\$ 4,370	5,101 - 5,200	\$ 5,003	8,301 - 8,400	\$ 5,636
2,001 - 2,100	\$ 4,389	5,201 - 5,300	\$ 5,022	8,401 - 8,500	\$ 5,655
2,101 - 2,200	\$ 4,409	5,301 - 5,400	\$ 5,042	8,501 - 8,600	\$ 5,675
2,201 - 2,300	\$ 4,429	5,401 - 5,500	\$ 5,062	8,601 - 8,700	\$ 5,695
2,301 - 2,400	\$ 4,449	5,501 - 5,600	\$ 5,082	8,701 - 8,800	\$ 5,715
2,401 - 2,500	\$ 4,468	5,601 - 5,700	\$ 5,101	8,801 - 8,900	\$ 5,734
2,501 - 2,600	\$ 4,488	5,701 - 5,800	\$ 5,121	8,901 - 9,000	\$ 5,754
2,601 - 2,700	\$ 4,508	5,801 - 5,900	\$ 5,141	9,001 - 9,100	\$ 5,774
2,701 - 2,800	\$ 4,528	5,901 - 6,000	\$ 5,161	9,101 - 9,200	\$ 5,794
2,801 - 2,900	\$ 4,548	6,001 - 6,100	\$ 5,181	9,201 - 9,300	\$ 5,814
2,901 - 3,000	\$ 4,567	6,101 - 6,200	\$ 5,200	9,301 - 9,400	\$ 5,833
3,001 - 3,100	\$ 4,587	6,201 - 6,300	\$ 5,220	9,401 - 9,500	\$ 5,853
3,101 - 3,200	\$ 4,607	6,301 - 6,400	\$ 5,240	9,501 - 9,600	\$ 5,873
3,201 - 3,300	\$ 4,627	6,401 - 6,500	\$ 5,260	9,601 - 9,700	\$ 5,893
3,301 - 3,400	\$ 4,646	6,501 - 6,600	\$ 5,279	9,701 - 9,800	\$ 5,912
3,401 - 3,500	\$ 4,666	6,601 - 6,700	\$ 5,299	9,801 - 9,900	\$ 5,932
3,501 - 3,600	\$ 4,686	6,701 - 6,800	\$ 5,319	9,901 - 10,000	\$ 5,952
				10,000 +	\$ 5,978

* - Any subsequent increase shall be an additional cost.

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FEE SCHEDULE - ADDITIONAL									
	First electric service 201 - 400 AMP								\$ 75
	First electric service 401 AMP and up								\$ 150
	First 1-1/2" water service tap and 3/4" water meter								\$ 150
	First 1-1/2" water capital fee								\$ 2,987
	Plumbing - more than 18 fixtures							(fee per fixture)	\$ 10
	Second 1" water service tap AND one 3/4" water meter								\$ 619
	Second 1" water capital fee								\$ 2,393
	Second unmetered water rate								\$ 10
	Second sanitary sewer tap								\$ 60
	Second storm sewer tap							(fee per 1" diameter)	\$ 10
	Second electric service up to 200 AMP								\$ 75
	Second electric service 201 - 400 AMP								\$ 150
	Second electric service 401 - 800 AMP								\$ 300
	HVAC-more than 4 heating or A/C appliances							(fee per appliance)	\$ 60
	Second driveway and curb cut								\$ 130
	Lawn Sprinkler								\$ 60
	Alarm or Security System								\$ 75

MISCELLANEOUS NOTES

Items that require a separate minor permit application submittal will be as follows:

	Fence								
	Deck, Patio or Porch (Open - Brick or Concrete)								
	Swimming Pool, Hot Tub or Spa								
	Accessory Building (Shed or Gazebo)								
	Garage (Detached)								

INSPECTIONS/REINSPECTIONS

\$ 60	Inspection-Electrical								
\$ 60	Inspection-Engineering								
\$ 60	Inspection-Fire Prevention								
\$ 60	Insepction-HVAC								
\$ 60	Inspection-Insulation								
\$ 60	Inspection-Plumbing								
\$ 60	Inspection-Structural								

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SCHEDULE "B" MINOR & MISCELLANEOUS PERMIT BUILDING FEES
ONE & TWO FAMILY DWELLINGS (Single Family Detached & Duplexes)
 January 1, 2016

ADDITIONS/ALTERATIONS

ADDITIONS		ALTERATIONS/REMODELING	
<i>(Includes roofed porches, decks & patios)</i>		<i>(Includes interior demolition)</i>	
\$ 120	Minimum Base Fee, PLUS	\$ 60	Minimum Base Fee, PLUS
\$ 0.10	Per Sq. Ft. of Floor Space as a Footprint	\$ 0.05	Per S.F. of Floor Space as a Footprint
PLUS any applicable HVAC, Electrical, Plumbing or Water Fees			
HVAC, ELECTRICAL, PLUMBING, WATER SERVICE & SEWER/SANITARY			
HVAC		ELECTRICAL	
<i>Additions/Alterations, Change-Outs & Retrofits</i>		<i>Additions/Alterations, Change-Outs & Upgrades</i>	
\$ 60	Air Conditioner, Furnace, or Both	\$ 75	Inspection Fee (5 openings)
\$ 60	Ductwork Only	\$ 75	Alarm/Security System
\$ 60	Fireplace	\$ 75	Up to 200 AMPS
		\$ 150	201 to 400 AMPS
		\$ 225	400 AMPS or Over
PLAN REVIEW			
\$ 60.00	Plan Review - Misc.		
PLUMBING		WATER SERVICE	
<i>Additions/Alterations, Change-Outs & Retrofits</i>		<i>Upgrades & Replacements</i>	
\$ 60	Inspection Fee (5 fixtures)	\$ 60	Minimum Inspection Fee (Taps & Meters ONLY), PLUS
\$ 10	Per Fixture Over 5 fixtures		
\$ 60	Water Heater, Softener, or Both <i>(gas or electric)</i>	Water / Fire Tap & Retap	Water Capital Fee
		\$ 225	3/4"
		\$ 300	1"
		\$ 450	1-1/2"
		\$ 600	2"
		\$ 900	3"
		\$ 1,200	4"
		\$ 1,800	6"
		\$ 2,400	8"
		\$ 3,000	10"
		\$ 3,600	12"
STORM SEWER			
<i>Repair/Replacement & Upgrades</i>			
\$ 60	up to 6"		
\$ 120	6" - 12"		
\$ 240	over 12"		
SANITARY SEWER			
<i>Repair/Replacement & Upgrades</i>			
\$ 60	Up to 6"		
\$ 120	6" - 12"		
\$ 150	Over 12"		
INSPECTIONS/REINSPECTIONS		Water Meter	
\$ 60	Inspection-Electrical	\$ 277	5/8"
\$ 60	Inspection-Engineering	\$ 319	3/4"
\$ 60	Inspection-Fire Prevention	\$ 340	1"
\$ 60	Inspection-HVAC	\$ 632	1-1/2"
\$ 60	Inspection-Insulation	\$ 1,902	2"
\$ 60	Inspection-Plumbing	\$ 2,314	3" *
\$ 60	Inspection-Structural	\$ 3,523	4" *
\$ 60	Inspection-Structural	\$ 4,430	6" *
		Actual Cost	8", 10" or 12"

* For Turbo or specialty meter prices see Water

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GARAGES & ACCESSORY STRUCTURES			
GARAGES (Detached)		ACCESSORY STRUCTURES (Sheds or Gazebos)	
\$ 120	Single Stall	\$ 45	120 sq ft and under
\$ 45	Each Additional Car Space, or portion thereof PLUS, if applicable	\$ 60	over 120 sq ft PLUS any applicable HVAC, Electrical, Plumbing
\$ 45	Electrical Inspection Fee		
\$ 45	HVAC Inspection Fee		
\$ 45	Plumbing Inspection Fee		
\$ 60	Demolition		
FENCE, DECK, PATIOS, PORCHES & SWIMMING POOLS, HOT TUBS, SPAS			
FENCE, DECK, PATIO, PORCH		SWIMMING POOL, HOT TUB, SPA	
\$ 60	Fence	\$ 60	Above-Ground Pool, Hot Tub, Spa, PLUS
\$ 60	Deck (open)	\$ 60	Electrical Fee (if applicable)
\$ 45	Patio (brick or concrete)	\$ 180	In-Ground Pool, PLUS
\$ 60	Porch (without roof)	\$ 100	Electrical Fee (if applicable)
\$ 60	Pergola		
SIDEWALK, DRIVEWAY and CURB CUTS & STREET BREAKING			
SIDEWALK		CURB CUTS	
\$ 30	Inspection Fee, PLUS	\$ 60	Permit Fee, PLUS
DRIVEWAY		STREET BREAKING	
\$ 75	Engineering Review/Inspection Fee	\$ 120	Inspection Fee
MISCELLANEOUS			
MOVING A STRUCTURE		DEMOLITION (other than garage)	
\$ 500	Minimum Deposit, PLUS	\$ 300	Minimum Inspection Fee, PLUS
\$ 200	Per Hour Fee (regular business hours)	\$ 0.10	Per Square Foot at Base of Structure
\$ 300	Per Hour Fee (non-regular business hours) & weekends)	\$ 60	Interior Demo-Residential-Minimum PLUS
		\$ 0.05	Per Square Foot at Base of Structure
Increased Deposit & Per-Hour Fee May Be Charged If So Determined by the Public Works Director.		LAWN SPRINKLER	
		\$ 60	Inspection Fee
MOBILE HOMES			
\$ 60	Building Inspection Fee		
\$ 75	Electrical Service (up to 200 AMPS)		
\$ 60	Sanitary Lateral Connection		
\$ 60	Water Inspection		
\$ 225	Water Tap (3/4")		
\$ 277	Water Meter (5/8")		
\$ 1,340	Water Capital Fee (3/4")		
\$ 2,026	TOTAL		

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**SCHEDULE "C" NEW CONSTRUCTION, ADDITIONS & TENANT BUILD-OUT BUILDING FEES
MULTI-FAMILY* (3+ UNITS), COMMERCIAL, INDUSTRIAL, INSTITUTIONAL & DETACHED GARAGES
January 1, 2016**

* Multi-Family 3+ includes townhomes, condominiums, and apartments

Building Plan Review Fee <i>(This fee must accompany the building permit application at time of submittal)</i>	\$1,000	Plan Review-Expedited \$1000 plus B & F Technical's fee + 10%
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Engineering Plan (Site Improvement) Review Fee <i>(This fee must accompany the site improvement permit application at time of submittal)</i>	\$ 1,000.00
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BUILDING FEE SCHEDULE (based on square footage):

SQUARE FEET	FEE	SQUARE FEET	FEE	SQUARE FEET	FEE
1 - 2,000	\$ 953	34,001 - 35,000	\$ 7,040	67,001 - 68,000	\$ 13,127
2,001 - 3,000	\$ 1,134	35,001 - 36,000	\$ 7,221	68,001 - 69,000	\$ 13,308
3,001 - 4,000	\$ 1,315	36,001 - 37,000	\$ 7,402	69,001 - 70,000	\$ 13,489
4,001 - 5,000	\$ 1,496	37,001 - 38,000	\$ 7,583	70,001 - 71,000	\$ 13,670
5,001 - 6,000	\$ 1,677	38,001 - 39,000	\$ 7,764	71,001 - 72,000	\$ 13,851
6,001 - 7,000	\$ 1,858	39,001 - 40,000	\$ 7,945	72,001 - 73,000	\$ 14,032
7,001 - 8,000	\$ 2,039	40,001 - 41,000	\$ 8,126	73,001 - 74,000	\$ 14,213
8,001 - 9,000	\$ 2,220	41,001 - 42,000	\$ 8,307	74,001 - 75,000	\$ 14,394
9,001 - 10,000	\$ 2,401	42,001 - 43,000	\$ 8,488	75,001 - 76,000	\$ 14,689
10,001 - 11,000	\$ 2,582	43,001 - 44,000	\$ 8,669	76,001 - 77,000	\$ 14,870
11,001 - 12,000	\$ 2,763	44,001 - 45,000	\$ 8,850	77,001 - 78,000	\$ 15,051
12,001 - 13,000	\$ 2,944	45,001 - 46,000	\$ 9,031	78,001 - 79,000	\$ 15,232
13,001 - 14,000	\$ 3,125	46,001 - 47,000	\$ 9,212	79,001 - 80,000	\$ 15,413
14,001 - 15,000	\$ 3,306	47,001 - 48,000	\$ 9,393	80,001 - 81,000	\$ 15,594
15,001 - 16,000	\$ 3,487	48,001 - 49,000	\$ 9,574	81,001 - 82,000	\$ 15,775
16,001 - 17,000	\$ 3,668	49,001 - 50,000	\$ 9,755	82,001 - 83,000	\$ 15,956
17,001 - 18,000	\$ 3,849	50,001 - 51,000	\$ 10,050	83,001 - 84,000	\$ 16,137
18,001 - 19,000	\$ 4,030	51,001 - 52,000	\$ 10,231	84,001 - 85,000	\$ 16,318
19,001 - 20,000	\$ 4,211	52,001 - 53,000	\$ 10,412	85,001 - 86,000	\$ 16,499
20,001 - 21,000	\$ 4,392	53,001 - 54,000	\$ 10,593	86,001 - 87,000	\$ 16,680
21,001 - 22,000	\$ 4,573	54,001 - 55,000	\$ 10,774	87,001 - 88,000	\$ 16,861
22,001 - 23,000	\$ 4,754	55,001 - 56,000	\$ 10,955	88,001 - 89,000	\$ 17,042
23,001 - 24,000	\$ 4,935	56,001 - 57,000	\$ 11,136	89,001 - 90,000	\$ 17,223
24,001 - 25,000	\$ 5,116	57,001 - 58,000	\$ 11,317	90,001 - 91,000	\$ 17,404
25,001 - 26,000	\$ 5,297	58,001 - 59,000	\$ 11,498	91,001 - 92,000	\$ 17,585
26,001 - 27,000	\$ 5,478	59,001 - 60,000	\$ 11,679	92,001 - 93,000	\$ 17,766
27,001 - 28,000	\$ 5,659	60,001 - 61,000	\$ 11,860	93,001 - 94,000	\$ 17,947
28,001 - 29,000	\$ 5,840	61,001 - 62,000	\$ 12,041	94,001 - 95,000	\$ 18,128
29,001 - 30,000	\$ 6,021	62,001 - 63,000	\$ 12,222	95,001 - 96,000	\$ 18,309
30,001 - 31,000	\$ 6,202	63,001 - 64,000	\$ 12,403	96,001 - 97,000	\$ 18,490
31,001 - 32,000	\$ 6,383	64,001 - 65,000	\$ 12,584	97,001 - 98,000	\$ 18,671
32,001 - 33,000	\$ 6,564	65,001 - 66,000	\$ 12,765	98,001 - 99,000	\$ 18,852
33,001 - 34,000	\$ 6,745	66,001 - 67,000	\$ 12,946	99,001 - 100,000	\$ 19,033

SQUARE FEET	FEE		FEE	
100,001 - 500,000	\$ 24,818	for the first 100,000 square feet, PLUS	\$ 192	for each additional 1000 s.f.
500,001 - 1,000,000	\$ 99,937	for the first 500,000 square feet, PLUS	\$ 132	for each additional 1000 s.f.
1,000,001+	\$ 162,783	for the first 1,000,000 square feet, PLUS	\$ 101	for each additional 1000 s.f.

PLUS, any applicable fees from the following schedule

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HVAC (based on square footage)									
SQUARE FEET			FEE						
\$60 PER UNIT, PLUS									
1	-	5,000	\$	60					
5,001	-	10,000	\$	121					
10,001	-	27,000	\$	181					
27,001	-	51,000	\$	302					
51,001	-	75,000	\$	422					
75,001	-	100,000	\$	483					
\$	121	<i>per each additional 100,000 sq.ft. over 100,000 sq. ft.</i>							
ELECTRICAL (based on service, PLUS square footage)									
FEE		AMP SERVICE			PLUS	FEE		SQUARE FEET	
\$	75	Up to	200	AMP Service		\$	121	0 -	2,000
\$	150	Up to	400	AMP Service		\$	181	2,001 -	3,000
\$	224	Up to	800	AMP Service		\$	241	3,001	4,000
\$	300	Over	800	AMP Service		\$	302	4,001 -	5,000
						\$	362	5,001 -	6,000
						\$	422	6,001	7,000
						\$	483	7,001	8,000
						\$	543	8,001	9,000
						\$	603	9,001	10,000
						181	for each addit. 5000 s.f. over 10,000 s.f.		
PLUMBING (based on square footage)									
SQUARE FEET			FEE						
1	-	2,500	\$	192					
2,501	-	5,000	\$	384					
5,001		12,000	\$	767					
12,001	-	25,000	\$	1,151					
25,001	-	50,000	\$	1,727					
50,001		75,000	\$	2,588					
75,001		100,000	\$	3,885					
100,001	-	500,000	\$	5,182	PLUS,	\$	4.50	for each additional 1,000 square feet over 100,001	
500,001	-	1,000,000	\$	6,479	PLUS,	\$	4.50	for each additional 1,000 square feet over 500,001	
1,000,001+			\$	7,776	PLUS,	\$	4.50	for each additional 1,000 square feet over 1,000,001	
STORM & SANITARY SEWER									
STORM SEWER					SANITARY SEWER				
\$	60	Up to 6"			\$	60	Up to 6"		
\$	120	6" - 12"			\$	120	6" - 12"		
\$	240	Over 12"			\$	150	Over 12"		

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WATER SERVICE & TAPS																			
WATER & FIRE LINE TAPS & RETAPS		WATER METERS																	
3/4"	\$ 225	5/8"	\$ 277																
1"	\$ 300	3/4"	\$ 319																
1-1/2"	\$ 450	1"	\$ 340																
2"	\$ 600	1-1/2"	\$ 632																
3"	\$ 900	2"	\$ 1,902																
4"	\$ 1,200	3" *	\$ 2,314																
6"	\$ 1,800	4" *	\$ 3,523																
8"	\$ 2,400	6" *	\$ 4,430																
10"	\$ 3,000	8", 10", & 12"	Actual Cost (will need to Call Water Division)																
12"	\$ 3,600																		
UNMETERED WATER RATE																			
Single Family, Attached (Townhomes)	\$ 10	per dwelling unit																	
Condominiums	\$ 9	per dwelling unit																	
Apartment Buildings	\$ 9	per dwelling unit																	
Commercial, Industrial, Institutional, Other Bldgs	(Based on Valuation - see schedule below)																		
Up to \$25,000	\$ 40																		
\$25,001 to \$50,000	\$ 80																		
\$50,001 to \$100,000	\$ 155																		
\$100,001 to \$150,000	\$ 235																		
\$150,001 to \$200,000	\$ 310																		
\$200,000 and Over	\$ 390																		
WATER CAPITAL FEES																			
3/4"	\$ 1,340	3"	\$ 21,521																
1"	\$ 2,393	4"	\$ 38,261																
1-1/2"	\$ 5,380	6" or Greater	\$ 45,553																
2"	\$ 9,566																		
FIRE SPRINKLERS <i>\$500.00 Plan Review Fee plus \$150.00 Test Fee plus \$0.60 per head inspection fee</i>																			
<p>The Code Official, or his designee, reserves the right to require a plan review and/or inspection by an authorized third party firm. The fee charged by the third party firm shall be paid directly by the applicant. Such compensation to the third party shall not be in lieu of fees charged by the City.</p>																			
MISCELLANEOUS NOTES																			
<i>Items that require a separate minor permit application submittal will be as follows:</i>																			
Fence		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">INSPECTIONS/REINSPECTIONS</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-Electrical</td> </tr> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-Engineering</td> </tr> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-Fire Prevention</td> </tr> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-HVAC</td> </tr> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-Insulation</td> </tr> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-Plumbing</td> </tr> <tr> <td style="text-align: right;">\$ 60</td> <td>Inspection-Structural</td> </tr> </tbody> </table>		INSPECTIONS/REINSPECTIONS		\$ 60	Inspection-Electrical	\$ 60	Inspection-Engineering	\$ 60	Inspection-Fire Prevention	\$ 60	Inspection-HVAC	\$ 60	Inspection-Insulation	\$ 60	Inspection-Plumbing	\$ 60	Inspection-Structural
INSPECTIONS/REINSPECTIONS																			
\$ 60	Inspection-Electrical																		
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\$ 60	Inspection-HVAC																		
\$ 60	Inspection-Insulation																		
\$ 60	Inspection-Plumbing																		
\$ 60	Inspection-Structural																		
Deck, Patio or Porch (Open - Brick or Concrete)																			
Swimming Pool, Hot Tub or Spa																			
Accessory Building (Shed or Gazebo)																			
Signs																			
Liquid Tanks & Pumps - Flammable and Combustible																			
Elevators																			
Lawn Sprinkler																			
Alarm or Security System																			

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**SCHEDULE "D" MINOR & MISCELLANEOUS BUILDING FEES
MULTI-FAMILY* (3+ UNITS), COMMERCIAL, INDUSTRIAL & INSTITUTIONAL
January 1, 2016**

** Multi-Family 3+ includes townhomes, condominiums, and apartments*

Plan Review Fee	\$ 500.00/\$1000	Plan Review-Expedited \$1000 plus B & F Technical's fee + 10%
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BUILDING FEE SCHEDULE - Alterations/Remodeling/Tenant Buildout or Change-Overs (based on square footage):

SQUARE FEET	FEE	SQUARE FEET	FEE	SQUARE FEET	FEE
1 - 2,000	\$ 362	34,001 - 35,000	\$ 3,348	67,001 - 68,000	\$ 6,334
2,001 - 3,000	\$ 452	35,001 - 36,000	\$ 3,439	68,001 - 69,000	\$ 6,425
3,001 - 4,000	\$ 543	36,001 - 37,000	\$ 3,529	69,001 - 70,000	\$ 6,515
4,001 - 5,000	\$ 633	37,001 - 38,000	\$ 3,620	70,001 - 71,000	\$ 6,606
5,001 - 6,000	\$ 724	38,001 - 39,000	\$ 3,710	71,001 - 72,000	\$ 6,696
6,001 - 7,000	\$ 814	39,001 - 40,000	\$ 3,801	72,001 - 73,000	\$ 6,787
7,001 - 8,000	\$ 905	40,001 - 41,000	\$ 3,891	73,001 - 74,000	\$ 6,877
8,001 - 9,000	\$ 995	41,001 - 42,000	\$ 3,982	74,001 - 75,000	\$ 6,968
9,001 - 10,000	\$ 1,086	42,001 - 43,000	\$ 4,072	75,001 - 76,000	\$ 7,058
10,001 - 11,000	\$ 1,176	43,001 - 44,000	\$ 4,163	76,001 - 77,000	\$ 7,149
11,001 - 12,000	\$ 1,267	44,001 - 45,000	\$ 4,253	77,001 - 78,000	\$ 7,239
12,001 - 13,000	\$ 1,357	45,001 - 46,000	\$ 4,344	78,001 - 79,000	\$ 7,330
13,001 - 14,000	\$ 1,448	46,001 - 47,000	\$ 4,434	79,001 - 80,000	\$ 7,420
14,001 - 15,000	\$ 1,538	47,001 - 48,000	\$ 4,525	80,001 - 81,000	\$ 7,511
15,001 - 16,000	\$ 1,629	48,001 - 49,000	\$ 4,615	81,001 - 82,000	\$ 7,601
16,001 - 17,000	\$ 1,719	49,001 - 50,000	\$ 4,706	82,001 - 83,000	\$ 7,692
17,001 - 18,000	\$ 1,810	50,001 - 51,000	\$ 4,796	83,001 - 84,000	\$ 7,782
18,001 - 19,000	\$ 1,900	51,001 - 52,000	\$ 4,887	84,001 - 85,000	\$ 7,873
19,001 - 20,000	\$ 1,991	52,001 - 53,000	\$ 4,977	85,001 - 86,000	\$ 7,963
20,001 - 21,000	\$ 2,081	53,001 - 54,000	\$ 5,068	86,001 - 87,000	\$ 8,054
21,001 - 22,000	\$ 2,172	54,001 - 55,000	\$ 5,158	87,001 - 88,000	\$ 8,144
22,001 - 23,000	\$ 2,262	55,001 - 56,000	\$ 5,249	88,001 - 89,000	\$ 8,235
23,001 - 24,000	\$ 2,353	56,001 - 57,000	\$ 5,339	89,001 - 90,000	\$ 8,325
24,001 - 25,000	\$ 2,443	57,001 - 58,000	\$ 5,430	90,001 - 91,000	\$ 8,416
25,001 - 26,000	\$ 2,534	58,001 - 59,000	\$ 5,520	91,001 - 92,000	\$ 8,506
26,001 - 27,000	\$ 2,624	59,001 - 60,000	\$ 5,611	92,001 - 93,000	\$ 8,597
27,001 - 28,000	\$ 2,715	60,001 - 61,000	\$ 5,701	93,001 - 94,000	\$ 8,687
28,001 - 29,000	\$ 2,805	61,001 - 62,000	\$ 5,792	94,001 - 95,000	\$ 8,778
29,001 - 30,000	\$ 2,896	62,001 - 63,000	\$ 5,882	95,001 - 96,000	\$ 8,868
30,001 - 31,000	\$ 2,986	63,001 - 64,000	\$ 5,973	96,001 - 97,000	\$ 8,959
31,001 - 32,000	\$ 3,077	64,001 - 65,000	\$ 6,063	97,001 - 98,000	\$ 9,049
32,001 - 33,000	\$ 3,167	65,001 - 66,000	\$ 6,154	98,001 - 99,000	\$ 9,140
33,001 - 34,000	\$ 3,258	66,001 - 67,000	\$ 6,244	99,001 - 100,000	\$ 9,230

SQUARE FEET	FEE
100,001 - 500,000	\$ 12,066 for the first 100,000 square feet, PLUS \$ 90 for each additional 1000 s.f.
500,001 - 1,000,000	\$ 48,263 for the first 500,000 square feet, PLUS \$ 60 for each additional 1000 s.f.
1,000,001+	\$ 78,427 for the first 1,000,000 square feet, PLUS \$ 45 for each additional 1000 s.f.

PLUS, any applicable fees from the following schedule

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HVAC, ELECTRICAL, PLUMBING, WATER SERVICE & SEWER/SANITARY			
HVAC		ELECTRICAL (and security systems)	
<i>Additions/Alterations, Change-Outs & Retrofits</i>		<i>Additions/Alterations, Change-Outs & Upgrades</i>	
Following fees and per appliance:		\$ 120	Alarm/Security Systems
\$ 60	Air Conditioner	\$ 100	Up to 25 openings
\$ 60	Furnace	\$ 100	Over 25 openings PLUS \$1/opening over 25
\$ 60	Rooftop Unit	\$ 75	Up to 200 AMPS
\$ 60	Gas Fired Heater	\$ 150	201 to 400 AMPS
\$ 60	Other Heating/Cooling Appliances	\$ 225	401 - 800 AMPS
\$ 60	Ductwork Only	\$ 300	Over 800 AMPS
\$ 60	Fireplace		
\$ 60	Kitchen Exhaust/Ansul Hoods		
PLUMBING		WATER SERVICE	
<i>Additions/Alterations, Change-Outs & Retrofits</i>		<i>Repair, Upgrades & Replacements</i>	
\$ 60	Inspection Fee (Up to 5 fixtures)	\$ 60	Minimum Inspection Fee, PLUS
\$ 10	Per Fixture Over 5 fixtures	Water / Fire Tap & Retap Water Capital Fee	
\$ 60	Water Heater, Softener, or Both (gas or electric)	\$ 225	3/4" \$ 1,340
		\$ 300	1" \$ 2,393
		\$ 450	1-1/2" \$ 5,380
		\$ 600	2" \$ 9,566
		\$ 900	3" \$ 21,521
		\$ 1,200	4" \$ 38,261
		\$ 1,800	6" \$ 45,553
		\$ 2,400	8" \$ 45,553
		\$ 3,000	10" \$ 45,553
		\$ 3,600	12" \$ 45,553
FIRE SPRINKLERS		WATER METER	
<i>Repair, Upgrades & Replacements</i>		\$ 277	5/8"
\$ 500	Plan Review Fee, PLUS	\$ 319	3/4"
\$ 150	Inspection/Test Fee, PLUS	\$ 340	1"
\$ 75	1 - 99 heads	\$ 632	1-1/2"
\$ 150	100 - 200 heads	\$ 1,902	2"
\$ 225	200 - 300 heads	\$ 2,314	3" * * For Turbo or specialty
\$225 plus \$1 per head over 300		\$ 3,523	4" * meter prices see Water
		\$ 4,430	6" * Division
		Actual Cost	8", 10" or 12"
FIRE ALARM		INSPECTIONS/REINSPECTIONS	
<i>Repair, Upgrades & Replacements</i>		\$ 60	Inspection-Electrical
\$ 150	Plan Review for Fire Alarm	\$ 60	Inspection-Engineering
\$ 150	Up to 25 openings	\$ 60	Inspection-Fire Prevention
\$ 250	Over 25 openings	\$ 60	Insepction-HVAC
		\$ 60	Inspection-Insulation
		\$ 60	Inspection-Plumbing
		\$ 60	Inspection-Structural
STORM SEWER			
<i>Repair/Replacement & Upgrades</i>			
\$ 60	Minimum Fee, Plus		
\$ 120	6" - 12"		
\$ 240	over 12"		
SANITARY SEWER			
<i>Repair/Replacement & Upgrades</i>			
\$ 60	Up to 6"		
\$ 120	6 - 12"		
\$ 150	Over 12"		

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FENCE, DECK, PATIOS, PORCHES & SWIMMING POOLS, HOT TUBS, SPAS			
FENCE, DECK, PATIO, PORCH			SWIMMING POOL, HOT TUB, SPA
\$ 100	Fence		\$ 60 Above-Ground Pool, Hot Tub, Spa, PLUS
\$ 60	Deck (open)		\$ 45 <i>Electrical Fee (if applicable)</i>
\$ 60	Patio (brick or concrete)		\$ 180 In-Ground Pool, PLUS
\$ 60	Porch (without roof)		\$ 100 <i>Electrical Fee (if applicable)</i>
SIDEWALK, DRIVEWAY and STREET BREAKING			
SIDEWALK			DRIVEWAY
\$ 30	Inspection Fee, PLUS		\$ 100 Engineering Review/Inspection Fee
CURB CUTS			STREET BREAKING
\$ 60	Permit Fee, PLUS		\$ 120 Inspection Fee
SIGNS			
\$ 60	Non-Illuminated (each)		TOW SIGN
\$ 60	Illuminated (each), PLUS electrical		\$ 60 Permit Fee
\$ 45	Electrical Inspection Fee (if applicable)		\$ 60 Change of Locator Fee
\$ 10	Temporary		\$6/day Parking Spaces
MISCELLANEOUS			
MOVING A STRUCTURE			DEMOLITION (other than garage)
\$ 500	Minimum Deposit, PLUS		\$ 300 Minimum Inspection Fee, PLUS
\$ 200	Per Hour Fee (regular business hours)		\$ 0.10 Per Square Foot at Base of Structure
\$ 300	Per Hour Fee (non-regular business hours) & weekends)		<i>PLUS TANK REMOVAL FEE, IF APPLICABLE</i>
Increased Deposit & Per Hour Fee May Be Charged If So Determined by the Public Works Director.			INTERIOR DEMO
			\$ 300 Interior Demo PLUS \$.05 per sq ft
LIQUID TANKS <i>(Flammable & Combustible)</i>			SATELLITE DISH
\$ 90	Minimum Inspection Fee, PLUS		\$ 42 Greater Than 18" (inspection fee)
\$ 45	Inspection Fee for Removal of Tank		
ELEVATOR			LIQUID PUMPS <i>(Flammable & Combustible)</i>
\$ 75	Plan Review Fee		\$ 60 Minimum Inspection Fee
Plus annual license/inspection fee			
MISCELLANEOUS STRUCTURES <i>SQUARE FEET</i>			LAWN SPRINKLER
\$ 120	<i>(fee includes Site Drainage Fee)</i>		\$ 120 Minimum Inspection
	PLUS any applicable HVAC, Electrical, Plumbing, or Water Fees		ANTENNA CO-LOCATE
\$ 60	Temporary Structure (tents, seasonal buildings)		\$ 300 Commercial Co-Locate Antenna
			GARAGES (DETACHED)
			\$ 120 Single Stall (incl. Site Drainage Fee)
			\$ 45 Each Additional Car Space, or portion thereof PLUS, if applicable
			\$ 45 Electrical Inspection Fee
			\$ 45 HVAC Inspection Fee
			\$ 45 Plumbing Inspection Fee
			\$ 60 Demolition

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Add 111.2.1 Final occupancy certificate. If a structure, or portion thereof, which has been newly constructed, enlarged, or altered, complies with all applicable provisions of this Code, the Chief Building Official shall issue a final occupancy certificate. The certificate shall certify compliance with the provisions of this Code; and shall specify the use group, in accordance with the provisions of Chapter 3 of the 2015 International Building Code; as well as the type of construction in accordance with Chapter 6 of the 2015 International Building Code; and any special stipulations and conditions of the building permit.

111.3 Temporary occupancy certificate. Amended as follows: Upon the request of the holder of a permit for work involving the construction of a new structure, or the enlargement, extension, or alteration of an existing structure, and provided that a reasonable notice of at least twenty-four (24) hours is given, the Chief Building Official will perform an occupancy inspection. Chief Building Official shall issue a temporary occupancy certificate for a building or structure before the entire work covered by the permit shall have been completed, provided that such portion or portions will be occupied safely prior to full completion of the building or structure without endangering life or public welfare. Provided further that such certificate issued for temporary occupancy shall expire forty-five (45) days from the date of issuance, after which the holder of the permit shall be liable to a fine of not less than Two Hundred Fifty Dollars (\$250.00) nor more than Five Hundred Dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense failure to remedy, correct and/or repair any outstanding code violations or deficiencies in workmanship. Extensions of this grace period may be granted by the Chief Building Official for weather or market conditions beyond the control of the permit holder, if the written request is approved.

Any person, firm, or corporation who occupies a newly constructed structure or addition to an existing structure without having been issued a Temporary Occupancy Certificate by the Chief Building Official shall be in violation of this section and liable to a fine of not less than Two Hundred Fifty Dollars (\$250.00) nor more than Five Hundred Dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

[A] 113.1 General. Amended as follows: **Building Code Board of Appeals.** Any person shall have the right to appeal a decision of the Chief Building Official to the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code reference to Chapter 22.

115.3 Unlawful continuance. Amended as follows: Any person, firm or corporation who shall continue any work in or about the structure after having been ordered by the Chief Building Official to stop work or served with a stop work order by the Chief Building Official, 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 Two Hundred Fifty Dollars (\$250.00) nor more than Five Hundred Dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

903.2.11.1 Stories without openings. Add: 3. An interior stairway that conforms to requirements of Section 1005 with a fire separation assembly enclosure of not less than one (1) hour, which has a door directly to the exterior and the stairway does not connect more than two (2) stories. The basement or windowless story floor level shall be fifteen (15) feet (4572mm) or less vertically from the exterior door threshold level and the door threshold shall be within ten (10) feet (3048mm) or grade. Interior stair doors

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or openings shall be provided in each fifty (50) linear feet (15240mm) or fraction thereof on at least one side of the basement or windowless story.

906.3 Size and distribution. Amended as follows: A portable fire extinguisher shall be installed in the following locations in accordance with NFPA 10 and in the additional locations specified in 906.1 of the International Fire Code.

The extinguisher requirements listed below are minimum standards and may be exceeded at the property owner's discretion.

1. In use group A occupancies, 2A40BC fire extinguishers shall be located within seventy-five (75) foot travel distances in all occupied spaces and egress corridors and passageways.
2. In use group B occupancies, a 2A40BC fire extinguisher shall be located within seventy-five (75) foot travel distances in all occupied spaces and egress access corridors and passage-ways.
3. In use group E occupancies, a 2A40BC fire extinguisher shall be located in hallways (near or next to pull boxes) and within seventy-five (75) foot travel distances in all occupied spaces.
4. In use group H occupancies, a 4A60BC fire extinguisher shall be mounted in a location which is easily accessible to the operators of hazardous processes and within thirty (30) foot travel distances. Gasoline service stations required two (2) 4A60BC fire extinguishers.
5. In use group I-1 and I-2 occupancies a 2A40BC fire extinguisher shall be located in corridors and common occupied spaces within fifty (50) foot travel distances.
6. In use group M occupancies, a 2A40BC fire extinguisher shall be located near each exit and on each floor within seventy-five (75) foot travel distances.
7. In use groups R-1 and R-2, a 2A40BC fire extinguisher shall be located in each common hallway and in common, heated areas. One 1A10BC fire extinguisher shall be located in each kitchen of all R-1, R-2 and R-4 uses.
8. In use group F & S occupancies, a 3A40BC fire extinguisher shall be located by each required exit in F-1 & S-1 occupancies larger than 1,500 square feet and F-2 & S-2 occupancies larger than 3,000 square feet. They shall be located within seventy-five (75) foot travel distances.
9. In use group U occupancies, a 2A40BC fire extinguisher or, when required by the Chief Building Official, a 3A40BC fire extinguisher, shall be located near the exits and within seventy-five (75) foot travel distances in low hazard uses and within fifty (50) foot travel distances in moderate and high hazard uses.

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10. A Class K style fire extinguisher shall be provided for hazards where there is a potential for fire involving combustible looking products (vegetable or animal oils and fats). Maximum travel distance shall not exceed thirty (30) feet from the hazard to the extinguisher.

11. All fire extinguishers shall be of the rechargeable type to provide that yearly maintenance may be assured. All required fire extinguishers shall be serviced and tagged on an annual basis.

914.8.3 Fire suppression for aircraft hangars. Amended as follows:

Exceptions:

1. Where a fixed base operator has separate repair facilities on site, Group II hangars operated by a fixed base operator used for storage of transient aircraft only shall have a fire suppression system, but the system shall be exempt from foam requirements.

2. To the extent that any hangar that is:

- 1) Smaller than twenty-five thousand square feet (25,000 sq. ft.);
- 2) With a hangar door opening of thirty (30) feet or lower in height;
- 3) Which is not utilized for aircraft painting would otherwise be required to utilize a foam-based fire suppression system under NFPA 409, the City expressly supersedes such requirement. At the discretion of the Chief Building Official and Fire Chief, the City may permit the use of a water-based fire suppression system with a design and capacity acceptable to the City. Any building larger than twenty-five thousand square feet (25,000 sq. ft.) or with a hangar door taller than thirty (30) feet in height shall not be subject to this amendment.

Add **914.8.7 Sources of ignition.** An open flame, flame-producing device or other course of ignition shall not be permitted in any hangar, except in approved locations or in any location within fifty (50) feet of an aircraft-fueling operation. The parking of personal automobiles is allowed in an aircraft hangar at the DeKalb Taylor Municipal Airport after the aircraft has been removed; if the vehicle is parked in the same space as the aircraft; and, no vehicle shall be operated unless the hangar door is in a fully opened position.

CHAPTER 11 ACCESSIBILITY. Delete in its entirety. Refer to the *Illinois Accessibility Code*.

Add: **SECTION 1211 MULTIPLE DWELLING BUILDING SECURITY REGULATIONS.**

Add: **1211.1 Scope.** The following security requirements shall apply to all “Multiple Dwelling Buildings.”

Add: **1211.2 Definitions.** For the purpose of this Chapter 24, the following words or groups of words shall have the meanings assigned to them as hereinafter listed:

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BUILDING. A structure having a roof supported by columns or walls for the housing or enclosure of persons or chattels.

BUILDING, NEW. Any building constructed pursuant to a building permit issued by the City of DeKalb pursuant to an application filed after the effective date of this Chapter 24.

CLEAR WIRE GLASS. Glass which has a wire mesh placed between 2-1/8-inch panels or impregnated into the 1/4-inch glass part, test and rated as clear wire glass.

CYLINDER. That part of a lockset that has an entrance for the key and, thereby, activates the locking mechanism.

DEADBOLT. A bolt which has no automatic spring action and which is operated by a key cylinder, thumb-turn, or lever, and is positively held fast when in the projected position.

DOOR. A moveable frame of wood, or other material on hinges giving ingress or egress from a room, building or other enclosure.

DOOR, DOUBLE. A pair of doors enclosing a single opening.

DOOR, DUTCH. A single door divided into upper and lower sections operating independently of one another or acting together as a single door.

DOOR, METAL. A door constructed of steel or its equivalent in strength.

DOOR, OVERHEAD. Any door which when opened is stored overhead.

DOOR, RAIL. A glass panel door which has a metal rail at the top and bottom for support and nothing on the side edges.

DOOR, SLIDING. Any door that slides open sideways.

DOOR, SOLID CORE. Any door constructed out of block wood strips with the grain running in different directions or any filled core door of equivalent strength.

DOOR STOPS. That projection along the top and sides of a door jamb which check the door's swinging motion.

DWELLING, MULTIPLE. For the purpose of this Chapter 24, a "multiple dwelling means a building or portion thereof, designed for occupancy by three or more families living independently of each other, including hotels and motels". Multiple dwelling shall also include rooming houses as defined in the Municipal Code of the City of DeKalb, Illinois, Chapter 14, "Rooming Houses."

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FLUSH BOLTS. Deadbolts on inactive doors which fit into the top and bottom door edges with the activating lever in the side edge.

HATCHWAY. An opening in the roof of a building.

LATCH. A device for automatically retaining the door in a closed position upon its closing.

LOCK. A device for fastening, joining or engaging two or more objects, and in a locked or fastened condition limits, and in an unlocked position permits relative movement or separation of the objects, and includes a means to operate the device into the locked or unlocked position.

SECURITY HINGE. A hinge with non-removable pins or hinge with removable pins that are either concealed or otherwise non-removable when the door is closed.

SECURITY SCREENING. Wire cloth screening or equivalent material capable of withstanding five (5) fifty (50) foot pound impacts.

STRIKE PLATE. That piece of metal secured to a door jamb which houses a door latch in the closed position, which shall be attached with a minimum of three (3) inch screws.

THROW. This term applies to and signifies the outward movement of a bolt or latch and is the distance such bolt or latch travels from the unlocked to locked position.

UNIT OF MULTIPLE DWELLING. For the purpose of this Chapter 24, a "unit of a multiple dwelling" means each individual dwelling unit in an apartment building; each sleeping room in a rooming house; and each motel or hotel unit in a hotel or motel.

Add: **1211.3 Doors and Locks.** In addition to all other requirements of the Building Code of the City of DeKalb, the following requirements for doors and locks shall be complied with by all owners of rental residential property containing therein more than two (2) units as hereinafter provided. The purpose of this Chapter 24 is to set forth minimum standards of construction for resistance to unlawful entry and enhance fire safety.

The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter, provided any such alternate has been approved, nor is it the intention of this chapter to exclude any sound method of structural design or analysis not specifically provided for in this chapter. Structural design limitations given in this chapter are to be used as a guide only, and exceptions thereto may be made if substantiated by calculations or other suitable evidence prepared under the supervision of the Chief Building Official.

The Chief Building Official shall approve any such alternate provided he finds the proposed design is satisfactory and the material, method or work offered is, for the purpose intended, at least equivalent of that prescribed in this chapter in quality, strength, effectiveness, burglary resistance, durability and safety.

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In order to substantiate claims for alternate materials or methods of construction, the Chief Building Official shall require tests, or documentation, or both, as proof of compliance to be made at the expense of the owner or his agent by an approved agency.

Add: **1211.4 Specifications applicable generally to all multiple dwelling buildings or buildings and additions thereto.** The following specifications shall be complied with whenever the items of building equipment mentioned herein are installed in any multiple dwelling building or in any addition or alteration thereto covered by this chapter 24.

1. Exterior Doors. Each exterior door to a dwelling unit of a multiple dwelling building shall be of solid core construction 1-3/4-inch thickness. All exterior doors to a multiple dwelling unit, whenever installed, shall be equipped with a deadbolt and each hinge shall be secured to the jamb and secured to the door edge.
2. Exterior Sliding Door. Each lock or security device on each exterior sliding door to a multiple dwelling building and to each unit of a multiple dwelling building shall be capable of withstanding three hundred (300) pounds of pressure in any direction. Such door shall not lift out of its track when in the locked position.
3. Exterior Door Jamb. Each exterior door jamb to a multiple dwelling building and to each unit of a multiple dwelling shall be installed in a manner to prevent violation of the strike. Such jamb shall have stops on in-swinging wood doors of one piece construction or rabbeted or be so constructed as to prevent the jamb from being bent or fractured.
4. Exterior Out-swinging Door. On each out-swinging door to a unit of a multiple dwelling building, each hinge shall be a security type hinge.
5. Exterior Window. Each lock or security device on each exterior window to a multiple dwelling building and to each unit of a multiple dwelling building shall be capable of withstanding 300 pounds of pressure in any direction. Such window shall not lift out of its track when in the locked position. Each stop on the outside of wooden framed exterior fixed windows must be of one piece construction or rabbeted. A one (1) inch diameter charley bar is acceptable as meeting the above intent.
6. Deadbolt. Each deadbolt shall contain saw resistant material, have a one (1) inch throw or one (1) inch throw and have the throw encased in metal.
7. Locks. Each lock shall be constructed of all metal parts, or may be constructed of plastic encased in metal, subject to approval of the Chief Building Official.

Add: **1211.5 Additional specifications applicable to multiple dwellings and to additions and alterations thereto.** In addition to the specifications set forth in Section (d) of this Chapter 24, the following specifications shall also be complied with whenever the following items of building equipment or facilities are installed in any multiple dwelling building or in any addition thereto which is covered by

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this Chapter 24.

1. Entrance Doors to Units. Entrance doors to units of a multiple dwelling building shall be equipped with a single cylinder deadbolt installed in accordance with the Illinois Accessibility Code (IAC), above the door knob. In addition, each of such entrance doors shall be provided with a peephole.
2. Lighting. The addresses of each dwelling unit shall be illuminated so as to be easily visible from the street. In addition, each entrance door shall be illuminated with an intensity of at least three (3) foot candle power within a three (3) foot horizontal radius of the locking mechanism of the door.

Add: **1211.6 Retroactive operation.** All existing multiple dwelling buildings as specified below shall fully comply with the following requirements and the owner of each building shall be under a duty to bring his, her or its multiple dwelling building in conformance therewith.

1. Apartments. R-2 Use and Occupancy Classification.

a) Entrance Doors to Individual Apartment Units. Entrance doors to individual apartment units of a building shall be equipped with a single cylinder deadbolt installed above the door knob, in accordance with the Illinois Accessibility Code (IAC) unless a security person is on duty in the building or an electric door locking device is in operation. Each lock shall be constructed to comply with Section 1211.4(8). In addition, each of such entrance doors shall be provided with a peephole. The peephole must be located so as to enable a person in such dwelling unit to view from the inside of the unit any person immediately outside said entrance door.

b) Exterior Doors. Each exterior door shall either:

i. Comply with 1211.4(1), or

ii. If not meeting the requirements of 1211.4(1), above, a metal sleeve shall be installed, which said metal sleeve shall have as its purpose the fortification of the area where the lock is to be installed in such a manner that the metal sleeve shall securely encase the lock upon the door in the opinion of the Chief Building Official.

c) Strike Plate for the Entrance Door to Units and its Door Jamb. A strike plate shall be installed and maintained in accordance with the definition for "strike plate".

2. Rooming Houses.

Entrance Doors to a Rooming House Building. Entrance doors to a rooming house building shall be equipped with a single cylinder deadbolt installed above the door knob in accordance with the Illinois Accessibility Code (IAC), unless a security person is on duty in the building or an electric door locking device is in operation, or when doors operated by panic bars are required. Each lock shall be constructed to comply with Section 1211.4(8). In addition, each of such entrance doors shall be

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provided with a peephole. The peephole must be located so as to enable a person in such dwelling unit to view from the inside of the unit any person immediately outside said entrance door.

Add: **1211.7 Exemption.** Rooming houses that are owner-occupied containing less than eleven (11) roomers shall be exempt from the provisions of this Chapter 24.

Add: **1211.8 Violation.** Any person who shall violate a provision of this Chapter 24, or shall fail to comply with any of the requirements hereof or shall erect or construct a new multiple dwelling building in violation hereof or continue to use, maintain and occupy any existing multiple dwelling building from and after ninety days after receiving notice to conform the violation of this Chapter 24, shall be liable and shall pay a fine of not more than Five Hundred Dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

3303.1 Construction documents. Amended as follows: Construction documents and a schedule for demolition shall be submitted where required by the Chief Building Official. Permit application for full, partial, or specific elemental demolition of buildings shall include a complete written scope of demolition to be performed with a demolition site plan that is subject to review and approval by the Chief Building Official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved.

3303.4 Vacant lot. Amended as follows: Building demolition permit(s) that are issued for full building removal shall include, but are not limited to, the disconnection, removal, and proper abandonment of connected site utilities, removal of all building structural, all related building elements, all foundations, all slabs, and all concrete flatwork. All demolition permits, unless specifically exempted as a provision of the permit, shall include a site restoration plan including approved fill, approved grading, and complete area seeding or sodding within thirty (30) days of demolition or the issuance of a new building construction permit on the demolition site, whichever occurs first.

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**ARTICLE 2
INTERNATIONAL RESIDENTIAL CODE
FOR ONE- AND TWO-FAMILY DWELLINGS**

The following sections of the International Residential Code, 2015 edition are hereby revised as follows:

R104.1 General. Amended as follows: **Authority.** The building official, hereinafter known as the “Chief Building Official,” is hereby authorized and directed to administer and enforce all of the provisions of this Code.

Add **R104.12 Prefabricated construction.** A certificate of approval by the Illinois Department of Public Health and a certificate of approval by an approved agency shall be furnished with each prefabricated assembly. Manufacturers of modular housing construction shall be licensed and bonded with the City of DeKalb in accordance with Municipal Code Chapter 24 when applicable or as Chief Building Official may direct.

SECTION R112 BOARD OF APPEALS. Amended as follows: **BUILDING CODE BOARD OF APPEALS**

R112.1 General. Amended as follows: Any person shall have the right to appeal a decision of the Chief Building Official to the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code reference to Chapter 22.

R113.4 Violation penalties. Amended as follows: Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Chief Building Official, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine of not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00), as prescribed in Chapter 24 of the DeKalb Municipal Code. Each day that a violation continues shall be deemed a separate offense.

TABLE R301.2(1) Climatic and Geographic Design Criteria. Amended as follows:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA						
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	CLIMATE ZONE
	Speed ^d (mph)	Topographic effects ^k	Special Wind Region ^l	Windborne debris zone ^m		
30psf	115	No	No	No	A	5A

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP
Weathering ^a	Frost line depth ^b	Termite ^c					
Severe	42”	Moderate/Heavy	-4°F	YES	FIRM	2000	47.8°F

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- a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this Code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.
- c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97-1/2 percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the Chief Building Official.
- f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from section R301.2.2.1.
- g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction’s* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of the flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with “YES”. Otherwise, the *jurisdiction* shall fill in this part of the table with “NO”.
- i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32° F).”
- j. The *jurisdiction* shall fill in this part of the table with the means annual temperature from the National Climatic Data Center table “Air Freezing Index-USA Method (Base 32° F).”
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with “YES”. Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.

R302.6 Dwelling-garage fire separation. Amended as follows: The garage shall be separated from the residence and its attic area by means of minimum 5/8-inch (16.51mm) Fire Code gypsum board applied to the garage side. This application shall be continuous on all walls, ceilings and soffits when habitable space exists above the garage area.

R309.1 Floor surface. Amended as follows: Garage and carports floor surfaces shall be of approved noncombustible material. That area of floor used for parking of automobiles or other vehicles shall be sloped

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to facilitate the movement of liquids towards the main vehicle entry doorway. The common wall of garage and living space, including stairwells, shall have a four (4) inch concrete curb to protect separation wall from liquids.

Exception: Garage floors with a slope of 1.5% grade that continues to slope from the garage floor down the driveway are not required to have a four (4) inch gas curb.

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS. Delete in its entirety. Refer to **R302.13 Fire protection of floors.**

Add **R403.1.3.5.5** In lieu of a continuous solid concrete or masonry footing at intersections of garage and/or porches, there shall be installed within the wall, a minimum of two (2) solid steel rods, at a length of thirty (30) times the diameter of the rod with a minimum of eighteen (18) inches, passing beyond the overdig and continuing at the same length into the connecting wall (2x).

Add **R403.3.2.1** Insulated protected footings are allowed as footing alternatives when designed by an Illinois State Licensed Architect or Structural Engineer.

R503.2.1.1 Subfloor and combined subfloor underlayment. Amended as follows: Where used as subflooring or combination subfloor underlayment, wood structural panels shall be of one of the grades specified in Table R503.2.1.1(1). Where sanded plywood is used as combination subfloor underlayment, the grade, bond classification, and Performance Category shall be as specified in Table R503.2.1.1(2) unless approved by Chief Building Official.

Table R503.2.1.1(1) Amend to add footnote as follows:

m.. Existing structures with 3/8-inch plywood sheathing, where more than fifty (50) percent has deteriorated, and is no longer structurally sound, as determined by the authority having jurisdiction, the entire sheathing shall be replaced with 7/16-inch plywood sheathing.

Add **R503.2.3 Existing structures with deteriorated 3/8-inch plywood roof sheathing.** Existing structures with 3/8-inch plywood roof sheathing where more than fifty (50) percent has deteriorated, and is no longer structurally sound, as determined by the authority having jurisdiction, the entire sheathing shall be replaced with 7/16-inch plywood sheathing.

R503.3.2 Floor underlayment. Amended as follows: Subfloor shall not be less than 3/4-inch nominal thickness in new construction unless approved by Chief Building Official.

PART IV ENERGY CONSERVATION. Delete in its entirety. Refer to the Illinois Energy Conservation Code.

M1201.2 Application. Amended as follows: In addition to the general administration requirements of Chapter 1, the administrative provisions of this chapter shall also apply to the mechanical requirements of Chapters 12 through 24, and Chief Building Official.

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Add **M1401.6 Furnace repair.** The use of furnace cement or welding for the repair of a furnace heat exchanger is prohibited.

M1602.2 Return air openings. Amended as follows: Return air openings for HVAC systems for all dwelling units, including manufactured and modular homes shall comply with all of the following:

P2501.1 Scope. Amended as follows: The provisions of this chapter and the current Illinois Plumbing Code, including local amendments, shall govern the installation of plumbing. All work shall be performed by State of Illinois licensed plumbers in accordance with the Plumbing Licensing Act.

PART VII PLUMBING. Delete the following chapters:

CHAPTER 25: PLUMBING ADMINISTRATION, except amendment to **P2501.1 Scope.**
CHAPTER 26: GENERAL PLUMBING REQUIREMENTS
CHAPTER 27: PLUMBING FIXTURES
CHAPTER 28: WATER HEATERS
CHAPTER 29: WATER SUPPLY AND DISTRIBUTION
CHAPTER 30: SANITARY DRAINAGE
CHAPTER 31: VENTS
CHAPTER 32: TRAPS

E3401.1 Applicability. Amended as follows: All electrical to comply with the currently adopted edition of the NFPA 70 - National Electric Code.

PART VIII ELECTRICAL. Delete the following chapters:

Chapter 34: General Requirements
Chapter 35: Electrical Definitions
Chapter 36: Services
Chapter 37: Branch Circuit and Feeder Requirements
Chapter 38: Wiring Methods
Chapter 39: Power and Lighting
Chapter 40: Devices and Luminaires
Chapter 41: Appliance Installation
Chapter 42: Swimming Pools
Chapter 43: Class 2 Remote-Control Signaling and Power-Limiting Circuits

APPENDIX I: PRIVATE SEWAGE DISPOSAL. Delete in its entirety.

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ARTICLE 3
INTERNATIONAL FIRE CODE

The following sections of the International Fire Code, 2015 edition are hereby revised as follows:

[A] 101.1 Title. Amended as follows: These regulations shall be known as the Fire Code of the City of DeKalb hereinafter referred to as “this Code.”

[A] 104.1 Enforcement officer. Amended as follows: It shall be the duty and responsibility of the Fire Chief or his/her designee, and the Chief Building Official, to enforce the provisions of the Fire Code, as set forth herein. The aforesaid officials are herein referred to as the “fire code officials.”

105.6 Require operational permits. Amended as follows: The fire code official is authorized and may issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.46

[A] 105.7 Required construction permits. Amended as follows: The fire code official is authorized to review and approve construction permits for work as set forth in Sections 105.7.1 through 105.7.13.

[A] 108.1 Board of appeals established. Amend as follows: **Means of appeal.** Amended as follows: Any person shall have the right to appeal a decision of the fire code official to the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code, reference to Chapter 22.

Add 307.1.2 Burning of leaves and garden debris. The burning of leaves and garden debris within the corporate limits of the City of DeKalb shall be allowed within the following regulations:

1. The burning of leaves and garden debris shall be kept a minimum of thirty (30) feet from any house, fence, accumulations of combustibles, other buildings, or lot line.
2. Only small amounts are permitted to be burned at one time and shall be supervised by at least one responsible adult at all times until the fire is extinguished.
3. A garden hose or other suitable fire-fighting equipment is required near the site for immediate use.
4. Leaves and garden debris are prohibited from being burned on a public right of way. Leaf and garden debris burning is prohibited after sunset.
5. Open burning of leaves or garden debris that will be offensive or objectionable because of smoke or odor emissions when atmospheric conditions or local circumstances make such leaf or garden debris burning hazardous or objectionable shall be prohibited.
6. The fire code official is authorized to order the extinguishment of such fires.
7. A citation may be issued by a code enforcement official for repeated violations, starting with the second offense within one week.

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506.1: Where required. Amended as follows: All new commercial buildings or inaccessible as a result of security measure, shall provide a secure key box installed in a location accessible to the Fire Department in case of emergency. This key box shall contain keys necessary to operate or service fire alarm control panels or fire protection systems and to access restricted areas.

The key box shall be a type approved by the Fire Chief and shall be located and installed as approved by the Chief Building Official.

804.1.1 Alternative testing. Delete in its entirety.

Add **903.2.11.1 Stories without openings.**

3. An interior stairway that conforms to requirements of Section 1005 with a fire separation assembly enclosure of not less than 1 hour, which has a door directly to the exterior and the stairway does not connect more than two (2) stories. The basement or windowless story floor level shall be fifteen (15) feet (4572 mm) or less vertically from the exterior door threshold level and the door threshold shall be within ten (10) feet (3048 mm) of grade. Interior stair doors or openings shall be provided in each fifty (50) linear feet (15240 mm) or fraction thereof on at least one side of the basement or windowless story.

906.3 Size and distribution. Amended as follows: A portable fire extinguisher shall be installed in the following locations in accordance with NFPA 10 and in the additional locations specified in 906.1 of the International Fire Code.

The extinguisher requirements listed below are minimum standards and may be exceeded at the property owner's discretion.

1. In use group A occupancies, 2A40BC fire extinguishers shall be located within seventy-five (75) foot travel distances in all occupied spaces and egress corridors and passageways.
2. In use group B occupancies, a 2A40BC fire extinguisher shall be located within seventy-five (75) foot travel distances in all occupied spaces and egress access corridors and passage-ways.
3. In use group E occupancies, a 2A40BC fire extinguisher shall be located in hallways (near or next to pull boxes) and within seventy-five (75) travel distances in all occupied spaces.
4. In use group H occupancies, a 4A60BC fire extinguisher shall be mounted in a location which is easily accessible to the operators of hazardous processes and within thirty (30) foot travel distances. Gasoline service stations required two 4A60BC fire extinguishers.
5. In use group I-1 and I-2 occupancies a 2A40BC fire extinguisher shall be located in corridors and common occupied spaces within seventy-five (75) foot travel distances.
6. In use group M occupancies, a 2A40BC fire extinguisher shall be located near each exit and on each floor within seventy-five (75) foot travel distances.

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7. In use groups R-1 and R-2, a 2A40BC fire extinguisher shall be located in each common hallway and in common, heated areas. One 1A10BC fire extinguisher shall be located in each kitchen of all R-1, R-2 and R-4 uses.

8. In use group F & S occupancies, a 3A40BC fire extinguisher shall be located by each required exit in F-1 & S-1 occupancies larger than 1,500 square feet and F-2 & S-2 occupancies larger than 3,000 square feet. They shall be located within seventy-five (75) foot travel distances.

9. In use group U occupancies, a 2A40BC fire extinguisher or, when required by the Chief Building Official, a 3A40BC fire extinguisher, shall be located near the exits and within seventy-five (75) foot travel distances in low hazard uses and within fifty (50) foot travel distances in moderate and high hazard uses.

10. A Class K style fire extinguisher shall be provided for hazards where there is a potential for fire involving combustible looking products (vegetable or animal oils and fats). Maximum travel distance shall not exceed thirty (30) feet from the hazard to the extinguisher.

11. All fire extinguishers shall be of the rechargeable type to provide that yearly maintenance may be assured. All required fire extinguishers shall be serviced and tagged on an annual basis.

914.8.3 Fire suppression for aircraft hangars: Exception. Amended as follows:

Exceptions:

1. Where a fixed base operator has separate repair facilities on site, Group H hangars operated by a fixed base operator used for storage of transient aircraft only shall have a fire suppression system, but the system shall be exempt from foam requirements.

2. To the extent that any hangar that is: 1) smaller than twenty-five thousand square feet (25,000 sq. ft.); 2) with a hangar door opening of thirty (30) feet or lower in height; 3) which is not utilized for aircraft painting would otherwise be required to utilize a foam-based fire suppression system under NFPA 409, the City expressly supersedes such requirement. At the discretion of the Chief Building Official and Fire Chief, the City may permit the use of a water-based fire suppression system with a design and capacity acceptable to the City. Any building larger than twenty-five thousand square feet (25,000 sq. ft.) or with a hangar door taller than thirty (30) feet in height shall not be subject to this amendment.

Add **914.8.7 Sources of ignition.** An open flame, flame-producing device or other course of ignition shall not be permitted in any hangar, except in approved locations or in any location within fifty (50) feet of an aircraft-fueling operation. The parking of personal automobiles is allowed in an aircraft hangar at the DeKalb Taylor Municipal Airport after the aircraft has been removed; if the vehicle is parked in the same space as the aircraft; and, no vehicle shall be operated unless the hangar door is in a fully opened position.

2305.5 Fire extinguishers. Amended as follows: Approved fire extinguishers complying with Section 906 with a minimum rating of 2-A:40-BC shall be located at the attendants control station.

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Add **5601.1.3.1 Indoor pyrotechnic special effects.** The display of pyrotechnic special effects within indoor areas shall be prohibited.

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ARTICLE 4
INTERNATIONAL MECHANICAL CODE

The following sections of the International Mechanical Code, 2015 edition are hereby revised as follows:

[A] 108.4 Violation penalties. Amended as follows: Unless otherwise specifically noted, any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a one or two-family dwelling in violation of an approved plan or directive of the Chief Building Official, or of a permit or certificate issued under the provisions of this Code, shall be liable and shall pay a fine of not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00), as prescribed in Chapter 24 of the DeKalb Municipal Code. Each day that a violation continues shall be deemed a separate offense.

[A] 108.5 Stop work orders. Delete in its entirety.

[A] 109.1 Application for appeal. Amended as follows: Any person shall have the right to appeal a decision of the Chief Building Official to the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code reference to Chapter 22.

603.6.1.1 Duct length. Amended as follows: Flexible air ducts shall be limited in length to eight (8) feet overall from the termination point and contain no more than to be the equivalent of one 90 degree turn with no offset greater than 45 degrees. All flexible air ducts shall be of the insulated type. Flexible ducts shall only be used for branches.

Add **801.2.2 Fuel burning appliances.** PVC vent piping for a fuel burning appliance that is located in a concealed space shall be marked/labeled every thirty-six (36) inches so as to distinguish it from plumbing or other piping.

801.18 Existing chimneys and vents. Amended as follows: This shall apply to one and two-family dwellings also.

Add **918.7 Furnace cement or welding.** The use of furnace cement or welding for the repair of furnace heat exchangers is prohibited.

The following sections of the International Residential Code 2015, Part V Mechanical, are hereby revised as follows:

Add **M1401.6 Furnace repair.** The use of furnace cement or welding for the repair of a furnace heat exchanger is prohibited.

Add **M1506.4 Bath fan venting.** All bath fans in concealed locations to be vented with hard pipe.

M1602.2 Return air openings. Amended as follows: Return air openings for HVAC systems for all dwelling units, including manufactured and modular homes, shall comply with all of the following:

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ARTICLE 5
INTERNATIONAL FUEL GAS CODE

The following sections of the International Fuel Gas Code, 2015 edition are hereby revised as follows:

109.1 Application for appeal. Amended as follows: **Building code board of appeals.** Any person shall have the right to appeal a decision of the Chief Building Official to the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code reference to Chapter 22.

Add **404.2.1 Corrugated stainless steel tubing.** Corrugated stainless steel tubing (CSST) shall not be installed outdoors.

Add **404.3.1 Corrugated stainless steel tubing.** Corrugated stainless steel tubing (CSST) shall not be used underground.

503.4.1 Plastic piping. Amended as follows: **Vent piping.**

Vinyl flexible vent piping shall not be used in the following applications:

- (a) In clothes dryers as a transitional exhaust duct hook-up.
- (b) As part of an exhaust system discharge where any or all of the following exhaust conditions occur: addition of heat or cooling, moisture, debris, or where a combination of any of the aforementioned is present in the exhausting air.

503.5.5 Size of chimneys. Amended as follows:

- 4. Chimney venting systems using natural draft shall be sized in accordance with approved engineering methods.

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ARTICLE 6
INTERNATIONAL SWIMMING POOL AND SPA CODE

The following sections of the International Swimming Pool and Spa Code, 2015 edition are hereby revised as follows:

[A] 108.1 Application for appeal. Amended as follows: Any person shall have the right to appeal a decision of the Chief Building Official to the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code reference to Chapter 22.

202 DEFINITIONS. Add: For the purpose of this Chapter 24, the following words or groups of words shall have the meanings assigned to them as hereinafter listed:

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over twenty (24) inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, and spas.

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ARTICLE 7
INTERNATIONAL EXISTING BUILDING CODE

The following sections of the International Existing Building Code, 2015 edition are hereby revised as follows:

[A] 112.1 General. Amended as follows: **Building Code Board of Appeals.** Any person shall have the right to appeal a decision of the Chief Building Official and the Building Code Board of Appeals in accordance with the provisions as prescribed in the City of DeKalb Municipal Code reference to Chapter 22.

1401.2 Applicability. Amended as follows: Structures existing prior to February 1, 2017, in which there is work involving *additions, alterations or changes of occupancy* shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

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ARTICLE 8
NATIONAL ELECTRICAL CODE

The following sections of the National Electrical Code, 2014 edition are hereby revised as follows:

Add **90.4.1 Chief electrical inspector duties.** The Chief Electrical Inspector shall have the right during reasonable hours to enter any building in the discharge of his/her official duties, or for the purpose of making any inspection or test of the installation or alteration of electrical equipment contained therein, and shall have the authority to cause the turning off of all electrical current and to cut or disconnect any wire where such electrical current is dangerous to life or property or may interfere with the work of the Fire Department when performing its duties.

Add **90.4.2 Inspections.**

5. The Chief Electrical Inspector or his/her duly authorized representative shall, when requested by the Chief Building Official in the performance of his/her official duties, render unto the Chief Building Official his/her opinion as to the proper installation or alteration of installations of electrical wiring systems and service equipment.

6. Upon the completion of the installation or alteration of electrical equipment in any building, it shall be the duty of the person installing or altering the same to notify the Chief Building Official, who shall inspect or cause the work to be inspected with a minimum twenty-four (24) hour notice.

7. All wires which are to be hidden from view shall be inspected before concealment, and any person installing such wires shall notify the Chief Building Official, giving him/her twenty-four (24) hours in which to make the required inspection, before such wires are concealed.

Add **90.4.3 Electrical branch wiring; heating and cooling.** All new branch wiring, (anytime wire is tied into the main or sub-panel) for the installation of electrical connections of heating equipment, auxiliary equipment and cooling equipment shall require that a permit to be obtained by a licensed and bonded electrical contractor with the City of DeKalb when applying for a heating, cooling unit or both. Any reconnections that are not properly sized or installed shall be corrected by an electrical contractor. Emergency change-outs can be temporarily connected by the heating contractor without an electrical permit.

Add **ARTICLE 100 DEFINITIONS:** For the purpose of this Chapter 24, the following words or groups of words shall have the meanings assigned to them as hereinafter listed:

CHIEF ELECTRICAL INSPECTOR. Chief Building Official who is the authority having jurisdiction and is responsible for administering the requirements of this Code and shall be well versed in approved methods and electrical control for safety to life and property and shall abide by the Electrical Inspector qualifications adopted by the City of DeKalb.

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ELECTRICAL CONTRACTOR. Any person engaged in the business of installing or altering by contract electrical equipment for the utilization of electricity for light, heat or power.

ELECTRICAL CONNECTION. It shall be unlawful for any electric, light, and power company or of any supplier thereof to make any electrical connection to any building or any other electrical service application until the certificate of inspection has been issued by the Chief Building Official.

SERVICE INSTALLATIONS. Services, when installed for connection to local utility supply, shall conform to the rules and regulations of the local electric utility supplier as outlined in the book "Information and Requirements for the Supply of Electric Service" as amended from time to time.

Add **210.19(A)(5) Microwave circuits.** The wiring used to supply power to a permanently installed microwave oven shall consist of a minimum of #12 AWG conductors.

210.70(A)(1) Habitable rooms. Amended as follows: At least one wall switch-controlled lighting outlet shall be installed in every habitable room and bathroom. The switch shall be installed at a point of entry to the room. The main lighting outlet in each room may not be fed from the load side of a GFCI device. Unless 210.70(A)(1) Exception No. 1 is applied, provision shall be made in the wiring of each ceiling box of all habitable rooms (excluding dining rooms) for a luminaire to operate independently from a fan.

210.70(A)(3) Storage or equipment spaces. Amended as follows: For attics, underfloor spaces, utility rooms, each area of an unfinished basement, and equipment spaces, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed. At least one point of control shall be at the usual point of entry to these spaces. A lighting outlet shall be provided within six (6) feet of any equipment requiring servicing.

210.70(C) Other than dwelling units. Amended as follows: Delete "containing equipment requiring servicing, such as heating, air conditioning, and refrigeration equipment,"

Add **230.11 Service modifications.** When any part of the service entrance equipment, branch circuit panel, or conductor is replaced, modified, or required to be repaired, the service in its entirety must be installed to comply with the current codes. The minimum number of poles allowed in a main branch circuit panel shall be 16.

230.43 Wiring methods for 1000 volts, nominal, or less. Amended as follows: Service-entrance conductors and service laterals overhead shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and shall be limited to galvanized steel rigid or intermediate metal conduit, or rigid aluminum conduit. Electrical metallic tubing may be used inside a building or structure.

230.70(A)(1) Readily accessible location. Amended as follows: The service disconnecting means shall be installed at a readily accessible location, at or near the meter enclosure, outside of a building or structure.

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250.52 Grounding electrodes. Amended as follows: A concrete-encased electrode that complies with 250.52(A)(3) will be required in all new construction. (Remainder of article unchanged)

300.1(A) Wiring method requirements. Amended as follows: All electrical work as to branch wiring, wiring for lights, devices, power, or other purpose in all buildings and structures shall be installed by the use of approved Ferrous metal raceways and their approved fittings and connections (metallic conduit). Except in use groups R-2, three stories or less in height, R-3, R-4 and U where non-metallic sheathed cable is permitted. Approved rigid non-metallic conduit; except where prohibited by the 2014 National Electrical Code, may be used in underground, etc. as accepted according to Article 352, 2014 National Electrical Code.

All buildings with multiple use groups shall comply with approved ferrous metal raceways throughout the entire building or other approved metal materials according to the 2014 National Electrical Code.

Add **300.1(D) Mixed use and occupancy buildings.** The entire mixed use and occupancy building shall be wired by the most restrictive code.

300.5(D)(3) Service conductors. Amended as follows: Underground service conductors shall be installed in galvanized rigid metal or intermediate metal conduit. Underground service conductors that are not subject to physical damage may be installed in Schedule 80 rigid electrical nonmetallic conduit, protected by galvanized steel rigid or intermediate metal conduit, or aluminum rigid conduit to a minimum of 450 mm (18 inches) below grade. No exposed nonmetallic conduit shall be allowed. Underground service conductors that are not encased in concrete and that are buried 450 mm (18 inches) or more below grade shall have their location identified by a warning ribbon that is placed in the trench at least 300 mm (12 inches) above the underground installation.

Add **300.11(A) (3) Tie wire.** Tie wire shall not be allowed as a sole means of supporting or securing conduit or cable in above ground applications.

Add **300.13(C) Multiple conductors.** When more than two conductors from a common circuit enter a box, they must be spliced together, with a single wire added (if applicable) to connect to the device.

Add **300.13(D) Push-type clamping devices.** No push-type or clamp-type connections for splices or for terminating to devices will be allowed unless the wire connection is secured with a screw or crimping tool.

Exceptions:

1. Disconnecting means for ballasts.
- 2: Factory installed terminations in luminaires.

310.106(B) Conductor material. Amended as follows: Conductors in this article shall be aluminum, copper-clad aluminum, or copper unless otherwise specified. Aluminum and copper-clad aluminum conductors shall not be smaller than 2 AWG.

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314.27(A)(2) Ceiling outlets. At every outlet used exclusively for lighting, the box shall be designed or installed so that a luminaire or lamp holder may be attached. Boxes shall be required to support a luminaire weighing a minimum of 23 kg (50lbs.). A luminaire that weighs more than twenty-three (23) kg (50lbs.) shall be supported independently of the outlet box, unless the outlet box is listed and marked on the interior of the box to indicate the maximum weight the box shall be permitted to support. In all habitable rooms with a ceiling fixture (other than recessed fixtures), a box rated for ceiling fan support shall be installed.

320.1 Scope. Amended as follows: Armored cable. (Type AC, Trade Name BX) is prohibited from use in the City of DeKalb.

320.2 Definition. Amended as follows: Type AC cable is a fabricated assembly of insulated conductors in a flexible metallic enclosure. Any other wiring system that references armored cable is not allowed by this Code.

330.10(A)(1, 5, 6, 7, 8 and 9) Delete in their entirety.

Add **330.10 Uses permitted.**

1. Metal clad cable may be installed in wall locations, and to be limited to three (3) feet from wall location, outward to the ceiling, to a proper junction box.
2. Metal clad cable may be fished in walls, ceilings, etc., at required locations as indicated by Article 330.30, A and B.
3. Metal clad cable shall not be installed above open ceiling, above dropping ceiling, etc.

330.23 Inaccessible attics. Delete in its entirety.

330.31 Single conductors. Delete in its entirety.

330.80 Ampacity. Delete in its entirety.

334.10 (1-5) Uses permitted. Amended as follows: Type NM, Type NMC, and 334.10 Uses Permitted. Type NM, Type NMC, and Type NMS shall be permitted only in R-2, R-3, and R-4 structures (as defined by the International Building Code) not exceeding three floors above grade.

Add **334.15(D) All unfinished areas.** Any exposed cable 2134 mm (7 feet) or closer to the floor must be protected with a durable building material or sleeved in an approved manner.

334.40(B) Devices of insulating material. Amended as follows: Delete “and for repair wiring in existing buildings where the cable is concealed.”

410.36(B) Suspended ceilings. Amended as follows: Framing members of suspended ceiling systems used to support luminaires shall be securely fastened to each other and shall be securely attached to

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building structure at appropriate intervals. Luminaires smaller than 610 mm by 610 mm (24 inches by 24 inches) shall be securely fastened to the ceiling-framing member by mechanical means such as bolts, screws, rivets. Listed clips identified for the use with the type of ceiling framing members(s) and luminaire(s) shall also be permitted. Fluorescent fixtures 610 mm by 610 mm (24 inches by 24 inches) or larger shall be supported independently of the ceiling grid by at least two wires on opposite corners of the fixture. The same size (or larger) wire used to support the ceiling system shall be used to support the fixture, but in no case shall the wire size be smaller than size No. 12 AWG steel.

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ARTICLE 9
ILLINOIS PLUMBING CODE

The following sections of the locally adopted Illinois Plumbing Code, 2014 Edition are hereby revised as follows:

890.110 Applicability. Amended as follows: Delete c) and d); add new c), d), and e)

c) If an existing building or structure is changed from one use to another or from one classification to another, as provided in Appendix A, Table B, it shall be treated as a new building and shall comply with the requirements of this Part and the Illinois Accessibility Code for its new use or occupancy if applicable.

d) Regardless of the age of the building, where a health or safety hazard exists because of an existing plumbing installation or lack thereof, the owner or his/her agent shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation of this Part. Existing unused water, waste and vent piping, due to renovation, remodeling or rework of a plumbing system, shall be removed to the main or point of origin and properly capped or plugged.

e) Existing building shall comply with the International Property Maintenance Code as amended.

Add **890.120 Definitions.**

BUILDING DRAIN. That part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building (house) sewer. The building drain's developed length terminates five (5) feet outside the building foundation wall. (See Appendix B: Illustration F.) Exception, when a building drain discharges into any exterior type of interceptor/separator, the developed length terminates five (5) feet past the outlet of such trap/interceptor, unless such outlet reenters the building.

BUILDING SEWER. That part of the horizontal piping of a drainage system which extends from the end of the building drain receives the discharge of the building drain and conveys it to a public sanitary sewer or private sewage disposal system. The building sewer commences five (5) feet outside the building foundation wall. (See Appendix B: Illustration F.) Exception: When a building drain discharges into any exterior type of interceptor/separator, the developed length terminates five (5) feet past the outlet of such trap/interceptor, thus commences the building sewer. The Chief Building Official of the jurisdiction shall cause to have inspections of all portions of the sewer system up to main connection in street or alley.

PLUMBING INSPECTOR.

a) The position of Plumbing Inspector shall be an Illinois Certified Plumbing Inspector as prescribed by the Illinois Plumbing License Law, Subpart G: Certification of Plumbing Inspectors and a member liaison to the Building Code Board of Appeals or designee shall be an Illinois licensed plumber as defined by the Illinois Plumbing Code. The Plumbing Inspector shall be responsible to the Chief Building Official.

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b) The Plumbing Inspector or his/her designee shall have the right during reasonable hours to enter any building or structure in the discharge of his/her official duties, or for the purpose of making any inspection of the installation, alteration or replacement of plumbing fixtures or the plumbing system therein, and shall have the authority to order the removal of illegal or unsafe conditions, to require the necessary safeguards during construction, and to insure compliance with the locally adopted State of Illinois Plumbing Code, inclusive of these sections as amended in Chapter 24 of the City of DeKalb Municipal Code.

c) The Plumbing Inspector or his/her designee shall enforce all of the provisions of this Code along with local amendments and shall act on any question relative to the installation, alteration, repair, maintenance or operation of all plumbing systems, devices and equipment except as otherwise specifically provided for by statutory requirements or as provided for in the 2014 edition of the Illinois State Plumbing Code or as amended in the future. The Plumbing Inspector shall have authority as necessary in the interest of public health, safety and general welfare to adopt and promulgate rules and regulations to interpret and implement the provisions of this Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this Code, or of violating accepted engineering practice involving public safety.

d) Whenever there are practical difficulties involved in carrying out the provisions of local Plumbing Amendments, the Plumbing Inspector or his/her designee shall have the authority to grant modifications for individual cases, provided the Plumbing Inspector shall first find that special individual reason that makes the strict letter of these Plumbing Amendments impractical and the modification is in conformity with the intent and purpose of this Code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the Building Division and submitted to the Building Code Board of Appeals for review.

e) The Plumbing Inspector or his/her designee charged with the enforcement of this Code and local Plumbing Amendments, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act required or permitted in the discharge of official duties.

f) The Plumbing Inspector or his/her designee shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code and local Plumbing Amendments, and any officer of the Building Division, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

PRIVATE OR PRIVATE USE. In the classification of plumbing fixtures, private applies to only plumbing fixtures/appurtenances in residences and apartments where the fixtures/appurtenances are intended for the use of a single family or an individual; hand washing stations (lavatories) within residents' rooms, within shared or common resident restrooms, or designated for staff use only in hospitals/long-term care units/mental health facilities, and hand washing stations where food is being prepared.

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PUBLIC OR PUBLIC USE. Any installation or use of plumbing fixtures/appurtenances for facilities except those in residences and apartments. Private bathrooms of hotels/motels are considered to be public use.

QUICK CLOSING VALVE. A valve or faucet that closes automatically when released or one that has fast action closing, or one that closes with one-half (1/2) turn or less.

WET VENT. A vent which also serves as a drain. A vent which receives the discharge of gravity drained gray water wastes. (See Appendix B: Illustration Y.) Vents receiving discharges from water closets, urinals and any pumped discharged fixture(s) are prohibited.

890.140 Repairs and Alterations. Amended as follows: Delete c); add new c).

c) Health and Safety. Where a health or safety hazard exists because of an existing plumbing installation or lack thereof, the owner or his/her agent shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation of this Part. In the process of repairing or replacing an existing building sewer constructed of bituminized fiber pipe, when technically feasible and with regards to practicability, the entire building sewer from the connection to the sewer main to the building structure shall be replaced with approved materials as listed for building sewers and drains. The plumbing inspector will review all cases in which the complete removal of bituminized fiber pipe cannot be achieved and render a decision based on site restraints and or conditions that prevent such provision of this requirement.

890.150 Workmanship. Amended as follows: Delete b) and c); add new b), c) and d).

b) In the process of installing or repairing any part of a plumbing system, the floors, walls, ceilings, tile work, or any other part of the building or premises which must be changed, altered or replaced shall be left in a safe structural condition so as not to pose a health or safety hazard. A framing member shall not be cut, notched or bored in excess of limitations specified in the International Building Code.

c) Exterior/interior openings through walls, floors, and ceilings shall have the annular space around pipes properly closed to prevent the entrance of mice, rats or other rodents. Exterior wall openings shall be made water-tight. Penetrations of floor/ceiling assemblies and assemblies required to have a fire-resistance rating shall be protected in accordance with the International Building Code.

d) In all buildings where the above ground DWV system is constructed of PVC materials and whereby other non-plumbing systems exist that is installed with similar/identical piping materials, the DWV system or the other non-plumbing system shall be properly labeled to distinguish itself from all other such systems. Labels shall be installed at sufficient intervals on piping to provide ready visibility at changes of direction or branches of the piping, at each side of penetrations of walls, floors, roofs or similar barriers. Identification may be applied by paint and stencils, manufactured markers or stamping. Labeling and their attachments shall be durable and corrosion resistant for the environment to which they are exposed. All piping exposed within plenums shall comply with the provisions of the International Mechanical Code.

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890.170 Sewer and/or Water Required. Amended as follows: Add new e).

e) Private property building sewer systems and repairs of such shall only be installed by a registered Illinois Plumbing Contractor/ licensed Plumber. No homeowner shall be permitted to install his/her her own sewer service or system.

890.180 Sewer and Water Pipe Installation. Amended as follows: Add a) 1) and 2); delete c) and e); add new c), e) and g).

a)

1) Sewer trenching and/or tunneling not to exceed ten (10) feet total distance.

2) Ditches shall be left accessible for inspection of sewer and/or water piping.

c) Breakage and Corrosion. Pipes passing under or through walls or floors shall be protected from breakage caused by stress or strain. Pipes passing under or through cinder, concrete or other corrosive material shall be protected from external corrosion, stress, or strain by a protecting sleeve or a wrap-on material. (See Appendix B: Illustration AA.) Ferrous piping installed underground for the purpose of potable hot water distribution shall be protected from external corrosion or stress by providing a protecting sleeve or wrap-on material for its entire length underground and to the point just above any floor/wall where protection is not required. Any piping subject to undue corrosion, erosion or mechanical damage shall be protected in an approved manner.

e) Buried Piping Parallel to Footings. No buried piping shall be laid parallel to inside or outside footings in a ratio closer than “one foot to one foot” of the bottom edge of the footing. All piping installed parallel to footings shall comply with the provisions of the International Building Code.

g) Material backfill shall be compacted clay suitable for damming of ground water for the building drain penetrating the footing or foundation.

890.200 Operation of Plumbing Equipment. Amended as follows: Delete b); add new b).

b) No groundwater, roof drainage, discharges from footing tile drains or other storm water wastes shall be discharged into the sanitary drainage system. Exception: Sump discharges from elevator pits are exempt and may indirectly discharge to the storm or sanitary.

890.320 Types of Joints. Amended as follows: Delete d) and l) 2) B); add new d) and l) 2) B).

d) Soldered Joints. The surface to be soldered shall be cleaned bright. The joints shall be properly fluxed (lead free and water soluble) conforming to ASTM Standard B813-1993 and made with approved lead free solder conforming to ASTM Standard B32-1989. Joints in copper water tubing shall be made with approved cast bronze or wrought copper pressure fittings, properly soldered together. All solders or flux containing more than 0.2% lead shall bear a warning label which states that the solder or flux is not approved for private or potable water use as required by Section 4 of the federal Hazardous Substances Act (15 USC 1263). Use of this product in the making of joints

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or fittings in any private or public potable water system is prohibited. No part of a DWV (drain, waste and vent) system shall be joined or fitted with a solder or flux containing more than 0.2% lead. Soldered joints are prohibited for underground water services and distributions systems. Joints for underground water services and distribution systems shall comply with the requirements of section 890.330 b).

1)

2)

B) Polyvinyl chloride (PVC) or chlorinated polyvinyl chloride (CPVC) pipe shall be installed with solvent welded or flanged joints only. The pipe shall not be threaded. Transition to metallic plumbing appliances/appurtenances, faucets and equipment or other piping shall be readily accessible and made with the use of adaptor fittings. The fittings shall be molded from polyvinyl chloride/chlorinated polyvinyl chloride. The primer and solvent cement used shall be in accordance with the manufacturer's recommendation for polyvinyl chloride/chlorinated polyvinyl chloride piping.

890.350 Unions. Amended as follows: Delete a) and b); add new a) and b).

a) Drainage System. Unions may be used in the trap seal and on the inlet and outlet side of the trap. Unions shall have metal to metal seats except that plastic unions may have plastic to plastic seats. Unions are not permitted in any concealed or inaccessible portion of the drainage system.

b) Water Supply System. Unions in the water supply system shall be metal to metal with ground seats, except that plastic to metal unions may utilize durable, non-toxic, impervious gaskets. Unions between copper pipe/tubing and dissimilar metals shall either be made with a brass converter fitting or be a dielectric type union. Unions are not permitted in any concealed or inaccessible portion of the water distribution system.

890.410 Fixture Traps/Continuous Waste. Amended as follows: Delete b), c) and f); add new b), c), and f); add new k) 7).

b) Distance of Trap to Fixture. The developed length from the fixture outlet to the trap weir shall not exceed twenty-four (24) inches, except when an interceptor is used as a trap, it shall be located as close as possible to the fixture. The maximum developed length from the fixture outlet to the inlet of the interceptor shall not exceed five (5) feet. (See Appendix D: Illustration B.) The standpipe inlet for an automatic clothes washer shall not exceed forty-eight (48) inches maximum and eighteen (18) inches minimum in length above the weir of the trap.

c) Trap Size. The size of trap for a fixture shall comply with Appendix A: Table E for minimum size of traps. No trap shall be larger than the fixture drain or fixture outlet to which it is connected or the drainage pipe into which it directly discharges. Exception for underground fixture and trap drains, whereby the minimum size trap size is two (2) inches in diameter and are indirectly discharged.

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f) Trap Seal. Each trap shall have a water seal of two (2) inches except where a deeper seal is required to prevent the loss of the trap seal by evaporation. Where loss of the trap seal may occur due to evaporation, one of the following shall be used:

- 1) Mineral oil may be added to the trap.
- 2) A deeper seal not to exceed eight (8) inches may be used.
- 3) An approved automatic trap primer may be used.

k) Prohibited Traps. Use of the following traps is prohibited (see Appendix D: Illustration E):

- 7) Drum traps.

890.420 Pipe Cleanouts. Amended as follows: Delete a); add new a).

- a) Location of Cleanouts Within a Building Drain/Building Sewer

Section 890.510 Grease Interceptor Requirements. Amended as follows: Add a) 7).

a)

7) All new or altered installations serving institutions or commercial establishments in which grease, fats, culinary oil, or similar waste products from kitchens or food processing areas, or in which grease, fats, or culinary oils are wasted in connection with utensil, vat, dish, or floor cleaning processes shall install grease interceptors. All waste lines and drains carrying culinary oil, grease, or fats in the above type establishments shall be directed to one or more interceptors before connecting to the plumbing system. If interceptors are located outside the building, they shall be accessible for maintenance purposes within ten (10) feet of the building.

890.520 Gasoline, Oil and Flammable Liquids. Amended as follows: Delete b) and d) 1), 2), 3) and 5); add new b) and d) 1), 2), 3) and 5).

b) Commercial and residential vehicle storage areas greater than 1,000 square feet with floor or trench drains installed shall comply with subsection (c)(1), (2) or (3) of this Section. Exception: residential garages with fewer than five (5) vehicle bays or less than 1,000 square feet are exempted from this requirement when floor or trench drains are installed.

d)

1) Gas and oil interceptors shall be of cast iron, steel, polyethylene, polymer concrete or equally durable fiberglass materials suitable for gas and oil. Fiberglass interceptors shall not be used for receiving any substance other than gas and oil. Poured concrete interceptors are prohibited. The installation and construction of all gas and oil interceptor shall comply with the requirements of NFPA 30 Flammable and Combustible Liquids Code, NFPA 30A

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Code for Fuel Dispensing and Repair Garages, NFPA 68 Guide for Vent of Deflagrations, and NFPA 69 Standard on Explosion Prevention System.

2) Each gas and oil interceptor or basin shall be provided with a heavy metal cover which shall be bolted into place and made gas and water-tight.

3) Each gas and oil interceptor and, if provided with separate compartments, each compartment and basin shall be provided with a vent of at least two (2) inches, which shall extend independently to the outer air serving as a local ventilating pipe. Two or more compartment vents may be connected to a common header which shall be installed at least six (6) inches or higher than the lowest floor/trench drain served and extend to the outer air as a local ventilating pipe terminal. Floor or trench drains vents are not permitted to be connect neither to this header nor to any other portion of the sanitary venting system.

5) Floor or trench drains vents that serve in conjunction with a gas and oil interceptor or basin(s) shall connect to a properly sized vent stack terminating to the atmosphere based on total vent fixture units being served by that stack vent or each floor/trench drain vent stack may terminate independently to the outer air as a vent terminal.

890.690 Shower Receptors and Compartments. Amended as follows: Delete b); add new b).

b) Water Temperature Safety. All shower compartments and shower-bath combinations shall be provided with an automatic safety water mixing device to prevent sudden unanticipated changes in water temperature or excessive water temperatures. The automatic safety water mixing device shall comply with ANSI/ASSE 1016-1996, in accordance with Section 890.210, and be designed with a maximum handle rotation limit/stop, or comply with ASSE 1017-1998, in accordance with Section 890.210. The automatic safety water mixing device shall be adjusted to a maximum setting of 115° F for private use and 110° F for public use at the time of installation. The temperature of mixed water provided to multi-shower units or gang showers shall be controlled by a master automatic safety water mixing device or the mixed water temperature for such showers shall be individually regulated by automatic safety mixing valves for each shower unit. A hot water heater thermostat shall not be an acceptable alternative water temperature control device.

890.720 Drinking Fountains. Amended as follows: Delete e) and f); add new e) and f).

e) Installation and Location. Drinking fountains shall not be installed as an integral part of or connected to any other plumbing fixture, such as a lavatory or sink, nor shall a drinking fountain be installed in a restroom or toilet room, except those in correctional facilities. Drinking fountains required by this part, with gross floor area of 5,000 or more square feet or an occupancy that exceeds more than two single user restrooms in the space shall provide a “hi-lo” ADA approved drinking fountain and shall be made accessible to the public and located on an accessible route according to the requirements set forth by the Illinois Accessibility Code and the Illinois Plumbing Code.

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f) Substitution. Whenever a drinking fountain is required by this Part, bottled drinking water or a water dispensing faucet (water station) may be substituted for a drinking fountain, provided drinking water is accessible to the public and is not more than fifty (50) percent of the minimum required drinking fountains based on building use and occupancy. When bottled drinking water is provided in lieu of a drinking fountain, the bottled water used must be commercially sealed in accordance with the Bottled Water Act [815 ILCS 310] or must comply with the Department's Public Area Sanitary Practice Code (77 Ill. Adm. Code 895).

890.740 Kidney Dialysis Machines. Amended as follows: Delete d); add new d).

d) Discharge. The discharge for each dialysis unit or machine, portable or stationary, shall be provided with an individual indirect waste connection to the sanitary drainage system by means of an approved air gap. Each stand pipe shall be individually trapped and vented.

890.750 Hydromassage/Whirlpool Bathtubs. Amended as follows: Add c), d), and e)

c) Manufacturer's instructions. The product shall be installed in accordance with the manufacturer's installation instructions.

d) Access to pump. Access shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's instructions. Where the manufacturer's instructions do not specify the location and minimum size of field-fabricated access openings, and where pumps are located more than two (2) feet (609 mm) from the access opening, an 18-inch by 18-inch (457 mm by 457 mm) minimum sized opening shall be installed. A door or panel shall be permitted to close the opening. In all cases, the access opening shall be unobstructed and the size necessary to permit the removal and replacement of the circulation pump.

e) Leak testing. Leak testing and pump operation shall be performed in accordance with the manufacturer's installation instructions.

890.790 Laundry Trays/Sinks and Drains. Amended as follows: Delete d); add new d).

d) All laundry/washer boxes shall have a minimum of a two (2) inch drain that is properly trapped and individually vented. (See Section 890.410(b).)

890.800. Special Fixtures and/or Items Designed for a Particular Purpose. Amended as follows: Delete a); add new a).

a) Emergency showers and eye wash stations within a building shall be provided with a trapped and vented receptor and shall comply with ANSI Z358-1-1998 and OSHA regulation 29 CFR 1910.151. Potable water shall be provided with an automatic safety water mixing device to prevent sudden unanticipated changes in water temperature or excessive water temperatures. The automatic safety water mixing device shall comply with ANSI/ASSE 1016-1996, in accordance with Section 890.210. The tepid temperature range setting is generally considered to be 78°F to 92°F, based to the normal surface temperature of the human eye.

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890.810 Minimum Number of Plumbing Fixtures. Amended as follows: Delete b) 1) A); add new b) 1) A).

b)

1)

A) Restroom facilities and drinking fountains shall be provided for all employees within each place of employment and shall meet the requirements of the Illinois Accessibility Code. The minimum numbers of fixtures provided shall be based on the maximum number of male and female employees working at any one time, as shown in Appendix A, Table B. (The numbers of fixtures required for employees are included in the numbers shown in Table B for all building types/uses except Hospital Rooms, Penal Institutions, and Other Institutions. The entry in Appendix A, Table B, entitled "All Facilities for Employee Use" shall be used to determine the minimum number of fixtures required for employees in hospitals, penal/other institutions, and all other buildings/facilities that do not appear in Appendix A, Table B.)

890.930 Horizontal Piping. Amended as follows: Delete f); add new f).

f) Plastic Pipe. Hangers and straps shall not compress, distort, cut or abrade the piping and shall allow free movement of the pipe. Wire pipe hooks or similar metallic banding iron straps, unless provided with a protective manufacturing coating, shall not be used to support plastic pipe. Restraining joints and expansion joints shall be installed as required. All horizontal piping shall be supported at intervals of not more than four (4) feet, and at ends of branches, and at changes of direction or elevation. Trap arms in excess of three (3) feet shall be supported as close as possible to the trap.

890.1040 Air Gaps. Amended as follows: The air gap between an indirect waste and the drainage system shall be at least two (2) times the diameter of the fixture drain or drainage pipe served, but shall never be less than one and one half (1-1/2) inches. For requirements in excess of this minimum, see Appendix A: Table C, and Appendix H: Illustration F.

890.1130 Protection of Potable Water. Amended as follows: Delete e) 1); add new e) 1).

e)

1) Sewage Lines. There shall be no direct connection between potable water lines to equipment and vessels containing sewage. Such connections shall be made only through a minimum fixed air gap as outlined in Section 890.1140(a). Exception: The installation of a trap seal primer valve to prevent loss of a trap seal on a floor drain and complying with ANSI/ASSE 1018-1986 or CSA B125-2001, is not considered a direct connection between potable water lines to equipment and vessels containing sewage.

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890.1150 Water Service Pipe Installation. Amended as follows: Delete b) 3); add new b) 3).

b)

3) When it is not possible to comply with subsection (b) (1) or (2), a pressure rated pipe approved for building drain material listed in Appendix A: Table A shall encase the water service pipe. The casing pipe shall be sealed with a casing seal and extend ten (10) feet on either side of the center of the sanitary sewer pipe. The sleeve or case shall be at least two (2) times the size of the water service. On directional bored water services where the proper separation of a building drain or sewer cannot be verified or existing building drain or sewer is of unknown material or known to be constructed of non-approved materials for such installation, the water service shall be encased for its entire length.

890.1200 Water Service Sizing. Amended as follows: Delete a); add new a).

a) Water Service Pipe Sizing. The water service pipe from the street main (including the tap) to the water distribution system for the building shall be sized in accordance with Appendix A, Tables M, N, O, P and Q. Water service pipe and fittings shall be at least one (1) inch diameter. Plastic water service pipe is prohibitive. If flushometers or other devices requiring a high rate of water flow are used, the water service pipe shall be designed and installed to provide this additional flow.

890.1210 Design of a Building Water Distribution System. Amended as follows: Add j).

j) All new family dwellings having provisions made for soft water hookup, shall have three (3) valves for bypass, except for outside lawn hydrants, sill cocks, and cold water in kitchen sink with proper bypass. Connections and provisions shall be made of properly sized and vented trap within five (5) feet distance of water softener. Bypass connection for future use shall be capped. Exceptions must be requested in writing to the Building Code Board of Appeals and will be granted only after inspection has been conducted.

890.1320 Drainage System Installation. Amended as follows: Delete d), g), i) and m); add new d), g), i) and m).

d) Dead Ends. Dead ends shall be avoided in a drainage system, except where necessary to extend the system to install a cleanout in an accessible location. A dead end intended for future connection (extension) shall have a vented connection to the outside atmosphere based on proposed drainage fixture unit load values or at least half the diameter of the largest drainage pipes whichever is greater, but never less than two (2) inches in diameter. (See Appendix J: Illustration A).

g) Large Piping. Horizontal drainage piping larger than three (3) inches but less than eight (8) inches in diameter shall be installed with a grade of at least 1/8 inch per foot. For piping eight (8) inches or larger in diameter, the grade is determined by the number of drainage fixture units connected to the drain pipe. (See Appendix A: Table G).

i) Changes in Direction. Changes in direction shall be made in drainage piping by the use of 45° wyes, long sweeps, short sweeps, quarter, fifth, sixth, eighth, or sixteenth bends, or by a

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combination of these fittings. Single and double sanitary tees and short sweep quarter bends shall be used in drainage lines only where the direction of flow is from the horizontal to the vertical and may be used for making necessary vertical offsets between the ceiling and floor above. (See Appendix J: Illustrations B, C and D).

Exception: A short sweep drainage quarter bend of less than three (3) inches diameter and placed in a horizontal to horizontal position for a stack vent arm may be used to receive gray water waste only.

m) **Back-to-Back Fixtures.** Back-to-back fixtures shall be installed with fittings that will prevent mixing of the discharge prior to a change in direction of flow of the discharge from each fixture, or shall be installed with fittings especially designed to eliminate throw-over or backflow of the discharge from one fixture to the other fixture. Double sanitary tees (crosses installed in a horizontal to vertical position) and double short sweep quarter bends (twin ells installed in a horizontal to horizontal position) shall not be used in conjunction with back-to-back fixture drains from water closets, urinals and fixtures or appliances with pump action discharge.

890.1340 Determination of Sizes for Drainage System. Amended as follows: Delete e); add new e).

e) **Future Fixtures.** When provision is made for the future installation of fixtures, those provided for shall be considered in determining the required size of drain pipes and vent piping during initial construction. Properly sized vent piping provided for such future installation of fixtures shall connect to all fixture drains. In a multi-story building, when openings are roughed in for future fixtures below the uppermost level, properly sized vent piping shall be connected to the vent system and carried down to the appropriate lower level and connected to all fixture drains.

890.1360 Sanitary Wastes below Sewer. Amended as follows: Delete b), e), f) and g) 2); add new b), e), f) and g) 2).

b) **Design.** Sump and pumping equipment shall be designed and installed to discharge, during the pumping cycle, all contents (including future rough-in fixtures) accumulated in the sump except for sump contents that must remain in the sump for the continued proper operation of the pumping equipment (e.g., contents needed to submerge or prime the pump) according to the manufacturer's recommendations.

e) **Vent Sizes.** Building sump vents shall be sized based on the total of drainage fixture units being discharged into sump and in accordance with Appendix A: Table K.

f) **Connections.** No direct connection of a steam exhaust, blowoff, or drip pipe shall be made with the building drainage system waste water. When steam exhaust, blowoff or drip pipes are discharged into the building drainage system, they shall not exceed a temperature of 180° F. When higher temperatures exist, cooling methods shall be provided to reduce the temperature to 180°F or less. Pump discharge lines shall discharge into a four (4) inch building drain through a wye type fitting a minimum of four (4) feet downstream any fixture drain connected to that building drain.

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Where the discharge line connects into horizontal drainage piping, the connector shall be made through a wye type fitting into the top of the horizontal drainage piping.

g)

2) All discharges from elevator sumps shall indirectly discharge to the sanitary sewer or storm drain. All discharges from elevator sumps shall be provided with a properly sized receptor or area located either inside or outside a building. The discharge piping shall also be terminated in a frequently visited area whereby detection of discharge can be noticed and serviced by maintenance personnel. A permanent sign shall be posted at the termination point to indicate elevator sump discharge piping and the necessary instructional procedures and contacts to notify in the event of discharge.

890.1370 Floor drains. Amended as follows: Delete a), a) 1), and a) 4); d); and e) 3). Add new a), a) 1), a) 4); d) and d) 3).

a) Required. Any building or structure in which plumbing fixtures or piping is installed in or under a concrete floor to accommodate fixtures on the level of the concrete floor shall have at least one trapped and vented floor drain. When plumbing fixtures are installed on the level immediately above a concrete crawl space, at least one trapped and vented floor drain shall be installed only if fixtures and appurtenances require the use of floor drains. Additional floor drains shall be required if the installation of fixtures and appurtenances requires the use of floor drains. In a multi-family dwelling, each unit shall have a floor drain if fixtures and appurtenances installed therein require the use of a floor drain.

1) Underground floor drains connected to a building drain or a building sub-drain within four (4) feet of a stack shall be individually vented. All other floor drains shall be vented as required by Appendix A, Table I. A floor drain in conjunction with any sump/sewage basket shall be provided with an individual vent. The sump/sewage basket vent cannot be used in lieu of conventional vent piping for any fixture(s) discharging into a sump/sewage basket.

4) At least one floor drain shall be located in every restroom having a masonry or concrete floor those except those for private use. Exception: Excess and private toilet rooms located within public buildings that are provided in excess of the minimum requirements of this Part shall provide a floor drain and comply with the requirements of the Illinois Accessibility Code.

d) Provision for Evaporation. Floor drain seals subject to evaporation shall be of the deep seal type shall be fed by means of a priming device designed for that purpose, or shall be filled with mineral oil.

e)

3) Floor drains must be indirectly discharged to the drainage system, or a backwater valve that conforms to the requirements of Section 890.1320(o) shall be installed.

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890.1380 Storm Water Drainage within a Building. Amended as follows:

Any piping installed within a building for the purpose of carrying storm water from a roof and connected to storm sewer shall conform with the requirements of Underground Storm and Subsoil Drain System (Inside and Outside Building), and Sections 890.910 through 890.930.

890.1430 Vent Terminals. Amended as follows: Delete d); add new d).

d) Location of Vent Terminal. No vent terminal from a gas/oil, acid waste, and or drainage system shall be directly beneath a door, window, overhang or other ventilating intake opening of the building, nor shall any such vent terminals be installed within twelve (12) feet horizontally of such an opening unless it is at least two (2) feet above the top of such opening. (See Appendix K: Illustration E.)

890.1450 Vent Grades and Connections. Amended as follows: Delete a) and b); add new a) and b).

a) Grade. All vent and branch vent pipes shall be installed so as to drain back to the soil or waste pipe at a minimum of 1/8 inch per foot. (See Appendix K: Illustration F.)

b) Vertical Rise. Where any vent pipes connect to a horizontal soil or waste pipe, for the purpose of providing a fixture vent, the vent shall be taken off above the center line of the soil or waste pipe, and for dry vent connections, the vent pipe shall rise vertically, or at an angle not more than 45 degrees from the vertical to a point of six (6) inches above the flood level rim of that fixture before offsetting horizontally or before connecting to the branch vent. (See Appendix K: Illustration G.)

890.1470 Fixture Vent Traps. Amended as follows: Delete b); add new b).

b) Trap Weir. The vent pipe opening from a soil or waste pipe, except for water closets or fixtures with an integral trap, shall not be below the trap weir. (See Appendix K: Illustration M.) Water closet or fixtures with an integral trap, whereby the vent is naturally installed below the weir of the trap, shall be vented on either the first vertical or horizontal outlet downstream section of the fixture drain and conforms to the requirements of Appendix A Table I, allowed distances from fixture trap to vent.

890.1480 Types of Fixture Trap Vents. Amended as follows: Delete c); add new c).

c) Vertical Wet Venting. A vertical wet vent may be used for two fixtures set on the same floor level, but connecting at different levels in the stack, provided the vertical drain is one (1) pipe diameter larger than the upper fixture drain and that both drains conform to Appendix A: Table I. (See Appendix K: Illustrations P and Q.) Vertical wet vents receiving discharges from water closets, urinals and any pumped discharged fixture(s) are prohibited. The dry vent connection to the vertical wet vent size shall be in accordance to Appendix A, Table K.

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890.1500 Installation of Wet Venting. Amended as follows: Delete f) 1) and 2); add new f) 1) and 2).

f)

1) Not more than four (4) drainage fixture units drain into a minimum two (2) inch diameter wet vent or larger; and

2) The horizontal branch shall be a minimum of two (2) inches and connect to the stack at the same level as the water closet drain. It may also connect to the water closet bend. (See Appendix K: Illustration S.) No fixture(s) may be installed with the drain from an individual vented kitchen sink equipped with a food-waste disposer and or dishwasher and serving as a wet vent.

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**890 APPENDIX A
Plumbing Materials, Equipment, Use Restrictions and Applicable Standards.**

Section 890. TABLE A. Approved Materials and Standards. All materials must meet at least one (1) of the approved standards listed.

Amended as follows:

1. Approved Building Drainage/Vent Pipe - Above Ground or Basement Inside a Building.

1) Acrylonitrile Butadiene Styrene (ABS) Pipe Joints Solvent Cement ¹	ASTM D 2661-2011 ASTM F 628-2012 ASTM D 2235-2011 ASTM D 2235-2011
2) Brass Pipe	ASTMB 43-2009
3) Cast Iron	ASTM A 74-2009 ASTM A 888-2011 ASTM-C 564-2012 CISPI 301-2009
4) Copper/Copper Alloy Pipe	ASTM B 42-2010 ASTM B 302-2012
5) Copper/Copper Alloy Tubing (K-L-M or DWV) ²	ASTM B 75- 2011 ASTM B 88- 2009 ASTM B 251-2010 ASTM B 306-2009
6) Galvanized Steel Pipe ³	ASTM A 53-2012
7) Glass Fiber Borosilicate Pipe ³	ASTM C 1053-2010
8) High Silicon Content Cast Iron Pipe ³	ASTM A 377-2008e
9) Polyvinyl Chloride (PVC) Clear Pipe ³	ASTM D 1784-1990
10) Polyvinyl Chloride (PVC) Pipe and Fittings	ASTM D 2665-2012 ASTM D 2949-2010
11) Polyvinyl Chloride (PVC) Pipe with Cellular Core ⁴ Joints Primer Solvent Cement ¹	ASTM F 891-2010 ASTM D 2855-2010 ASTM F 656-2010 ASTM D 2564-2012
12) Polyvinylidene Fluoride ³	ASTM D 3222-2010
13) Solder Flux	ASTM B 32-2008 ASTM B 813-1993

Note: Solvent cement must be handled in accordance with ASTM F 402-11988

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A) All primer for PVC underground must be of purple color.

2. Type M copper tubing, DWV copper tubing, and galvanized steel pipe are approved for above-ground uses only.
3. Approved for corrosive waste.
4. PVC pipe with cellular core is approved only for gravity drainage and venting. It is not approved for pressurized drain, waste or venting applications.

Amended as follows:

2. Approved Materials for Building Sewer Pipe - Below Ground Outside a Building.

1) Asbestos Cement Pipe	ASTM C 428M – 2011 e1
2) Cast Iron Soil Pipe / Fittings Hubless Soil Pipe Rubber Gaskets	ASTM A 74-2009 CISPI 301-2010 CISPI 310-2010 ASTM C 564-2012
3) Copper / Copper Alloy Tubing (Type K only)	ASTM A 88-2009
4) Concrete Pipe	ASTM C 14-2011 ASTM C 76-2013
B ¹ 5) Polyvinyl Chloride (PVC) Pipe, SDR-26 Joints – Elastomeric seal only 10 foot Minimum horizontal separation from water service	AASTM D 3034-2008
6) Vitrified Clay Pipe Pressurized by a Pump or Ejector is Prohibited	ASTM C 4-2009 ASTM C 700-2013
7) Cast Iron Soil Pipe /Fittings Hubless Soil Pipe	ASTM A 74-2009 CISPI 301-2009
B ² 8) Ductile Iron 3" Minimum	ASTM A 377-1984
9) Polyvinyl Chloride (PVC) Pipe, SDR-26 Joints – Elastomeric seal only 18" minimum vertical separation from water service	ASTM D2855-2010

B¹ Materials may be installed to within 7' of the structure - Backfill with CA-7, 12" under and 6" Over

B² For pressure main applications

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Add as follows:

3. Approved Building Pipe Material: Drain, Waste, and Vent System - Below Ground or Basement Inside a Building (Building Drain*).

1) Brass Pipe	ASTM B 43-2009
2) Cast Iron Pipe	ASTM A 74-2009 ASTM A 888-2011 ASTM C 564-2012 CISPIS 301-2009
3) Copper / Copper Alloy Pipe	ASTM B 42-2010 ASTM B 302-2012
4) High Silicon Content Cast Iron Pipe For Corrosive Waste or Corrosive Soil Material	ASTM A 377-2008e1
5) Polyvinyl Chloride (PVC) Pipe, Schedule 40, solid core Solvent Cement Primer (purple)	ASTM D 2665-2012 ASTM D 2564-2012 ASTM F 2010 ASTM B 306-2009
6) Galvanized Steel Pipe ³	ASTM A 53-2012
7) Glass Fiber Borocilicate Pipe ³	ASTM C 1053-2010
8) High Silicon Content Cast Iron Pipe ³	ASTM A 377-2008e
9) Polyvinyl Chloride (PVC) Clear Pipe ³	ASTM D 1784-1990
10) Polyvinyl Chloride (PVC) Pipe and Fittings	ASTM D 2665-2012 ASTM D 2949-2010
11) Polyvinyl Chloride (PVC) Pipe with Cellular Core ⁴ Joints Primer Solvent Cement ¹	ASTM F 891-2010 ASTM D 2855-2010 ASTM F 656-2010 ASTM D 2564-2012
12) Polyvinylidene Fluoride ³	ASTM D 3222-2010
13) Solder Flux	ASTM B 32-2008 ASTM B 813-1993

Note: Solvent cement must be handled in accordance with ASTM F 402-1988

* Building drain shall be viewed as that portion of the sanitary sewer from ten (10) feet outside the structure through the foundation and under the building subfloor only when SDR-26 building sewer material is installed. All other materials used for the building drain shall extend to five (5) feet outside the structure. The purpose of this change is to allow clay fill to be used to create a water barrier between the SDR-26 bedding rock and the foundation.

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Amended as follows:

4. Approved Materials for Water Service Pipe.

1) Brass Pipe	ASTM B 43-2009
2) Cast Iron (ductile iron) Water Pipe	ASTM A 377-2008e1
3) Copper / Copper Alloy Pipe (Type K only)	ASTM B 42-2010 ASTM B 302-2012
4) Copper / Copper Alloy Tubing (Type K only)	ASTM B 88-2009

Section 890. TABLE B Minimum Number of Plumbing Fixtures. Amended as follows: Delete Footnote 4; add new Footnote 4.

4. Whenever a drinking fountain is required by this Code, bottled drinking water or a water dispensing faucet (water station) may be substituted for a drinking fountain, provided drinking water is accessible to the public. When bottled drinking water is provided in lieu of a drinking fountain, the bottled water used must be commercially sealed in accordance with the Illinois Bottled Water Act [815 ILCS 310] or must comply with the Department's Public Area Sanitary Practice Code (77 Ill. Adm. Code 895). All worship places and funeral homes shall provide one (1) drinking fountain per 1000 people and conform to the requirements of 890.720 e) and f).

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ARTICLE 10
INTERNATIONAL PROPERTY MAINTENANCE CODE

CHAPTER 1
SCOPE AND ADMINISTRATION

PART 1 — SCOPE AND APPLICATION

SECTION 101
GENERAL

[A] **101.1 Title.** Amended as follows: These regulations shall be known as the Property Maintenance Code of the City of DeKalb, Illinois hereinafter referred to as “this Code.”

[A] **101.2 Scope.** The provisions of this Code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an owner’s authorized agent, *operators* and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

[A] **101.3 Intent.** This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

[A] **101.4 Severability.** If a section, subsection, sentence, clause or phrase of this Code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code.

SECTION 102
APPLICABILITY

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this Code and the referenced standards, the provisions of this Code shall apply. Where, in a specific case, different sections of this Code specify different requirements, the most restrictive shall govern.

[A] **102.2 Maintenance.** Equipment, systems, devices and safeguards required by this Code or a previous regulation or code under which the structure or *premises* was constructed, altered or repaired shall be maintained in good working order. No *owner*, owner’s authorized agent, *operator* or *occupant* shall cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this Code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except

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as otherwise specified herein, the *owner* or the *owner’s* authorized agent shall be responsible for the maintenance of buildings, structures and *premises*.

[A] 102.3 Application of other codes. Amended as follows: Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code, International Existing Building Code, Illinois Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Illinois Plumbing Code* and NFPA 70.

[A] 102.4 Existing remedies. The provisions in this Code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

[A] 102.5 Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer’s instructions.

[A] 102.6 Historic buildings. The provisions of this Code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the Chief Building Official to be safe and in the public interest of health, safety, and welfare.

[A] 102.7 Referenced codes, standards and Appendix A. The codes, standards and Appendix A referenced in this Code shall be those that are listed in Chapter 8 and Appendix A, and considered part of the requirements of this Code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this Code and the referenced standards, the provisions of this Code shall apply.

[A] 102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this Code, the provisions of this Code, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this Code, shall be determined by the Chief Building Official.

[A] 102.9 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this Code.

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[A] **102.10 Other laws.** The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 — ADMINISTRATION AND ENFORCEMENT

SECTION 103
DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

[A] **103.1 General.** Amended as follows: The division of code enforcement/property maintenance inspection is hereby created and the executive official in charge thereof shall be known as *Chief Building Official*.

[A] **103.2 Appointment.** Delete in its entirety.

[A] **103.3 Deputies.** Delete in its entirety.

[A] **103.4 Liability.** The *Chief Building Official* charged with the enforcement of this Code, while 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, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

[A] **103.4.1 Legal defense.** Amended as follows: Any suit instituted against any officer, employee, or designee because of an act performed by that officer, employee, or designee in the lawful discharge of duties and under the provisions of this Code shall be defended and indemnified in accordance with Section 3.26 of the City of DeKalb Municipal Code. The *Chief Building Official* charged with the enforcement of this Code shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this Code.

[A] **103.5 Fees.** Amended as follows: **Property maintenance re-inspection fees.** It is hereby made the duty of the *Chief Building Official* charged with the enforcement of this Code to serve a notice in writing upon the owner, agent, occupant, or person, firm or corporation, in possession, charge or control of any lot, building or premises in or upon which any violation of the International Property Maintenance Code/2015, may be found, requiring them to install repair, replace or remove the same within a time specified in such a manner as prescribed therein. It shall not be necessary in any case to specify in what manner the violation shall be resolved. If the person so notified shall refuse or neglect to comply with such order within the time and manner specified, the *Chief Building Official* charged with the enforcement of this Code shall send a bill for any and all additional re-inspections required to obtain compliance in accordance with the following fee schedule:

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Property Maintenance Re-inspection Fee

	<u>Fee</u>
Initial Inspection	\$ 0.00
2nd Re-inspection	\$ 50.00
3rd Re-inspection	\$ 100.00
Any Additional Re-inspection	\$ 250.00/each

Any violation observed or recorded which is not a part of the original written notice, shall be in and of itself separate from said notice, and shall constitute a new violation. (92-60) (94-45)

SECTION 104
DUTIES AND POWERS OF THE CODE OFFICIAL

Amended as follows:

SECTION 104
DUTIES AND POWERS OF THE CHIEF BUILDING OFFICIAL

[A] 104.1 General. The *Chief Building Official* is hereby authorized and directed to enforce the provisions of this Code. The *Chief Building Official* shall have the authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.

[A] 104.2 Inspections. Add:

a) **Inspections Generally:** The *Chief Building Official* shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The *Chief Building Official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority. Inspections pursuant to this Code shall be conducted based upon complaint, by invitation of a tenant or property owner, or based upon the observation of a City employee from public property, private property open generally to the public or while invited on private property, unless the Code specifically provides otherwise.

b) **Interior Inspections:** Inspections of interior areas of private property shall be authorized where:

1. Required by applicable City Code (e.g. in connection with building renovation or construction);
2. Initiated by complaint received from an occupant or user of a private structure;

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3. Authorized in dealing with a Chronic Disorderly House as contemplated by Chapter 52 of the City Code;
4. Authorized by the owner or manager of a given structure;
5. Authorized by Court Order or warrant;
6. City personnel are invited into a building or structure voluntarily and observe code violations or other violations of City ordinance or applicable law; or,
7. Otherwise authorized by law.

c) **Inspection Protocol:** It shall be the policy of the City to conduct “sidewalk inspections”, or inspections of the exterior and visible exterior common areas of all residential properties within the City, including rental and owner-occupied properties, for the purpose of discovering and correcting dangerous or unsafe conditions and other property code or property maintenance issues. Such inspections shall be conducted on a regular basis, so that properties are inspected on a three-year cycle, based upon available City staffing and resources. Properties may be subject to re-inspection on a more or less frequent basis based upon any observed violations, complaints received by the City relative to any property, conditions observed during the provision of normal City services, based upon conditions otherwise observed by or brought to the attention of City staff, and based upon the allocation of available City resources and staffing.

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this Code, or whenever The *Chief Building Official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this Code, the *Chief Building Official* is authorized to enter the structure or *premises* at reasonable times to inspect or perform the duties imposed by this Code, provided that if such *structure* or *premises* is occupied the *Chief Building Official* shall present credentials to the *occupant* and request entry. If such structure or *premises* is unoccupied, the *Chief Building Official* shall first make a reasonable effort to locate the *owner*, *owner’s* authorized agent or other person having charge or control of the *structure* or *premises* and request entry. If entry is refused, the *Chief Building Official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.4 Identification. The *Chief Building Official* shall carry proper identification when inspecting *structures* or *premises* in the performance of duties under this Code.

[A] 104.5 Notices and orders. The *Chief Building Official* shall issue all necessary notices or orders to ensure compliance with this Code.

[A] 104.6 Department records. Amended as follows: The *Chief Building Official* shall keep official records of all business and activities of the Building Division specified in the provisions of this Code. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.

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SECTION 105
APPROVAL

[A] 105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the *Chief Building Official* shall have the authority to grant modifications for individual cases upon application of the *owner* or *owner’s* authorized agent, provided the *Chief Building Official* shall first find that special individual reason makes the strict letter of this Code impractical, the modification is in compliance with the intent and purpose of this Code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the Building Division files.

[A] 105.2 Alternative materials, methods and equipment. The provisions of this Code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this Code, provide that any such alternative has been *approved*. An alternative material or method of construction shall be *approved* where the *Chief Building Official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *Chief Building Official* shall respond in writing, stating the reasons the alternative was not *approved*.

[A] 105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this Code or evidence that a material or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the *Chief Building Official* shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

[A] 105.3.1 Test methods. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the *Chief Building Official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

[A] 105.3.2 Test reports. Reports of tests shall be retained by The *Chief Building Official* for the period required for retention of public records.

[A] 105.4 Used material and equipment. The use of used materials that meet the requirements of this Code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and *approved* by the *Chief Building Official*.

[A] 105.5 Approved materials and equipment. Materials, equipment and devices *approved* by the *Chief Building Official* shall be constructed and installed in accordance with such approval.

[A] 105.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this Code, shall consist of valid research reports from *approved* sources.

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SECTION 106
VIOLATIONS

[A] **106.1 Unlawful acts.** It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this Code.

[A] **106.2 Notice of violation.** The *Chief Building Official* shall serve a notice of violation or order in accordance with Section 107.

[A] **106.3 Prosecution of violation.** Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *Chief Building Official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this Code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] **106.4 Violation penalties.** Amended as follows: Any person, who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to a fine of not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00), unless otherwise specified in this Code or the City of DeKalb Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

[A] **106.5 Abatement of violation.** Amended as follows: The imposition of the penalties herein prescribed shall not preclude the City Attorney or designee from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Add **106.6 Additional enforcement.** The City may seek enforcement of any of the provisions of this Code by referral of the violator to an Administrative Hearing procedure, as set forth in Chapter 17 of the Municipal Code. The City may also bring suit for injunctive relief in the Circuit Court against any person violating any provision of this Code, and by such suit may seek a Court Order enjoining violation of, and/or requiring compliance with, any provision herein. Nothing in this chapter shall be construed as limiting the City from any of the remedies available to it to enforce the provisions of this chapter.

SECTION 107
NOTICES AND ORDERS

[A] **107.1 Notice to person responsible.** Whenever the *Chief Building Official* determines that there has been a violation of this Code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this Code. Notices for condemnation procedures shall also comply with Section 108.3.

[A] **107.2 Form.** Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

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1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this Code.
5. Inform the property *owner* or owner’s authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

Add **107.2.1 Warning ticket.** This type of notice shall advise the alleged violator that the same has violated a specified provision of the Municipal Code, and shall prescribe an appropriate time period to remedy the violation. In addition, the Warning Ticket shall advise the alleged violator that the failure to remedy the specified violation within the prescribed time period will result in the issuance of a Failure-To-Comply ticket.

Add **107.2.2 Failure-To-Comply Ticket.** This type of notice shall advise the alleged violator to make payment in the amount specified on the ticket for the applicable offense. The Failure-To-Comply Ticket shall also, where applicable, advise the alleged violator to abate the specified violation within seven (7) days or the City will cause the observed violation to be abated. The cost of such summary abatement shall be a lien on the real property where the violation was abated or removed.

Any person served with a Failure-To-Comply Ticket may settle and compromise the violation claim by ceasing and/or abating said violation and paying to the City of DeKalb the applicable amount as shown within seven (7) days.

[A] 107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

[A] 107.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the *Chief Building Official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *Chief Building Official*.

[A] 107.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

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[A] 107.6 Transfer of ownership. Amended as follows: It shall be unlawful for the owner of any property, dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *Chief Building Official* and shall furnish to the *Chief Building Official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108
UNSAFE STRUCTURES AND EQUIPMENT

[A] 108.1 General. When a structure or equipment is found by the *Chief Building Official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this Code.

[A] 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

[A] 108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

[A] 108.1.3 Structure unfit for human occupancy. A structure is unfit for human *occupancy* whenever the *Chief Building Official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

[A] 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this Code, or was erected, altered or occupied contrary to law.

[A] 108.1.5 Dangerous structure or premises. For the purpose of this Code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

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1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *Chief Building Official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical

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system, plumbing system or other cause, is determined by the *Chief Building Official* to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

[A] 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *Chief Building Official* is authorized to post a placard of condemnation on the *premises* and order the structure closed up so as not to be an attractive nuisance. Upon failure of the *owner* or owner’s authorized agent to close up the *premises* within the time specified in the order, the *Chief Building Official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

[A] 108.2.1 Authority to disconnect service utilities. The *Chief Building Official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The *Chief Building Official* shall notify the serving utility and, whenever possible, the *owner* or owner’s authorized agent and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner*, owner’s authorized agent or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

[A] 108.3 Notice. Whenever the *Chief Building Official* has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner*, owner’s authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

[A] 108.4 Placarding. Upon failure of the *owner*, owner’s authorized agent or person responsible to comply with the notice provisions within the time given, the *Chief Building Official* shall post on the *premises* or on defective equipment a placard bearing the word “Condemned” and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

[A] 108.4.1 Placard removal. The *Chief Building Official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *Chief Building Official* shall be subject to the penalties provided by this Code.

[A] 108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the *Chief Building Official* shall be vacated as ordered by the *Chief Building Official*. Any person who shall occupy a placarded

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premises or shall operate placarded equipment, and any *owner*, owner’s authorized agent or person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this Code.

[A] 108.6 Abatement methods. The *owner*, owner’s authorized agent, *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the *Chief Building Official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

[A] 108.7 Record. The *Chief Building Official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

SECTION 109

EMERGENCY MEASURES

[A] 109.1 Imminent danger. When, in the opinion of the *Chief Building Official*, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *Chief Building Official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *Chief Building Official* shall cause to be posted at each entrance to such structure a notice reading as follows: “This *Structure* Is Unsafe and Its *Occupancy* Has Been Prohibited by the *Chief Building Official*.” It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

[A] 109.2 Temporary safeguards. Notwithstanding other provisions of this Code, whenever, in the opinion of the *Chief Building Official*, there is *imminent danger* due to an unsafe condition, the *Chief Building Official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *Chief Building Official* deems necessary to meet such emergency.

[A] 109.3 Closing streets. When necessary for public safety, the *Chief Building Official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

[A] 109.4 Emergency repairs. For the purposes of this section, the *Chief Building Official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

[A] 109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* or owner’s authorized agent where the unsafe structure is or was located for the recovery of such costs.

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[A] **109.6 Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this Code.

SECTION 110
DEMOLITION

[A] **110.1 General.** The *Chief Building Official* shall order the *owner* or owner’s authorized agent of any *premises* upon which is located any structure, which in the *Chief Building Official’s*, designee’s, or owner’s authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner’s* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *Chief Building Official* shall order the *owner* or owner’s authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved by the Chief Building Official*.

[A] **110.2 Notices and orders.** Notices and orders shall comply with Section 107.

[A] **110.3 Failure to comply.** If the *owner* of a *premises* or owner’s authorized agent fails to comply with a demolition order within the time prescribed, the *Chief Building Official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] **110.4 Salvage materials.** When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 111

MEANS OF APPEAL

[A] **111.1 Application for appeal.** Amended as follows: **Enforcement of code violations.** The Building Code Board of Appeals shall not have any jurisdiction over the application or enforcement of the Property Maintenance Code. Claims relating to *violations* of such codes may be processed through the Circuit Court as Ordinance Violations or other available Circuit Court remedies, through the Administrative Hearing Process contemplated by Chapter 17 of the City Code of Ordinances, through the City’s Mail-In Ordinance procedure, or through other legally permissible processes, as determined by City staff.

[A] **111.2 Membership of board.** Delete in its entirety.

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[A] **111.2.1 Alternate members.** Delete in its entirety.

[A] **111.2.2 Chairman.** Delete in its entirety.

[A] **111.2.3 Disqualification of member.** Delete in its entirety.

[A] **111.2.4 Secretary.** Delete in its entirety.

[A] **111.2.5 Compensation of members.** Delete in its entirety.

[A] **111.3 Notice of meeting.** Delete in its entirety.

[A] **111.4 Open hearing.** Delete in its entirety.

[A] **111.4 .1 Procedure.** Delete in its entirety.

[A] **111.5 Postponed hearing.** Delete in its entirety.

[A] **111.6 Board decision.** Delete in its entirety.

[A] **111.6.1 Records and copies.** Delete in its entirety.

[A] **111.6 .2 Administration.** Delete in its entirety.

[A] **111.7 Court review.** Delete in its entirety.

[A] **111.8 Stays of enforcement.** Delete in its entirety.

SECTION 112
STOP WORK ORDER

[A] **112.1 Authority.** Whenever the *Chief Building Official* finds any work regulated by this Code being performed in a manner contrary to the provisions of this Code or in a dangerous or unsafe manner, the *Chief Building Official* is authorized to issue a stop work order.

[A] **112.2 Issuance.** A stop work order shall be in writing and shall be given to the *owner* of the property, to the *owner's* authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

[A] **112.3 Emergencies.** Where an emergency exists, the *Chief Building Official* shall not be required to give a written notice prior to stopping the work.

[A] **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 Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00).

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CHAPTER 2

DEFINITIONS

SECTION 201
GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this Code and are defined in the *International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Illinois State Plumbing Code, International Residential Code, International Zoning Code* or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words “*dwelling unit,*” “*dwelling,*” “*premises,*” “*building,*” “*rooming house,*” “*rooming unit,*” “*housekeeping unit*” or “*story*” are stated in this Code, they shall be construed as though they were followed by the words “or any part thereof.”

SECTION 202
GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

[A] **APPROVED.** Acceptable to the *Chief Building Official*.

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or *sleeping unit*.

BOARDING HOUSE. See ROOMING HOUSE.

[A] **CODE OFFICIAL.** Amended as follows: **CHIEF BUILDING OFFICIAL.** The *Chief Building Official* who is charged with the administration and enforcement of this Code, or any duly authorized representative.

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CONDEMN. To adjudge unfit for *occupancy*.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. Amended as follows: The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by the Building Code Official or the governing body.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

DORMITORY. A boarding or lodging house where sleeping accommodations with or without dining facilities are designed or provided for more than twenty (20) individuals, exclusive of the resident family and having common toilet and bathroom facilities.

[BG] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

[Z] EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee *owner(s)* of the property. The *easement* shall be permitted to be for use under, on or above a said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the *premises* and on adjoining property under the control of *owners* or *operators* of such *premises*.

EXTERMINATION. The control and elimination of insects, rats or other pests by eliminating their harborage places, by removing or making inaccessible materials that serve as their food, by poison.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

[BE] GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

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[BG] HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. *Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.*

HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

HOUSEKEEPING UNIT. A room or group of rooms forming a single *habitable space* equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or *premises* of insects, rodents, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

[A] LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-*labeled* items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY or LET. To permit, provide or offer possession or *occupancy* of a dwelling, *dwelling unit, rooming unit,* building, premise or structure by a person who is or is not the legal *owner* of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

LODGING HOUSE. A dwelling unit in which sleeping accommodations and/or meals are provided for not more than twenty (20) persons seeking shelter on a temporary basis for indefinite periods and open to the public and transients. This definition includes only those uses operating under the authorization of a recognizable local, state or federal agency.

NEGLECT. The lack of proper maintenance for a building or *structure*.

[A] OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

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OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

ONE-FAMILY DWELLING. A building containing one dwelling unit with not more than one (1) family or an individual plus no more than two (2) lodgers or boarders or guests.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or *premises* which is let or offered for *occupancy*.

[A] OWNER. Any person, agent, *operator*, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other *approved pest elimination* methods.

[A] PREMISES. A lot, plot or parcel of land, *easement* or *public way*, including any structures thereon.

[A] PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

ROOMING HOUSE. Amended as follows: A building in which sleeping accommodations and/or meals are provided for compensation (pursuant to previous arrangements for definite periods and not open to the public or transients) and in accordance with Article 3 of the Unified Development Ordinance.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, *yard* trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

[BG] SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not *sleeping units*.

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STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

[A] STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A person, corporation, partnership or group, whether or not the legal *owner* of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

TWO-FAMILY DWELLING. A building containing two (2) dwelling units with not more than one (1) family or individual plus not more than two (2) lodgers or boarders or guests per unit.

ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to eighty (80) percent or less of the maximum strength.

[M] VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

[Z] YARD. An open space on the same lot with a structure.

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CHAPTER 3
GENERAL REQUIREMENTS

SECTION 301
GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this Code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302
EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition.

Add **302.1.1 Planting of grass.** After demolition and/or alteration of any kind to the lot, the owner shall be required to properly fill, grade and seed or sod the lot within thirty (30) days of demolition and/or alteration or the commencement of seasonable weather or issuance of a new construction permit. Once seeded or sodded, new grass shall be maintained; if need be it shall be reseeded or resodded until such time as the grass takes hold, grows and survives. After new grass takes hold it must be maintained in accordance with Section 302.4 of this Code. (Example - parking in the yard that causes ruts which alters the grade of the lot).

302.2 Grading and drainage. Amended as follows: All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Surface and subsurface water drainage shall be in accordance with Sections 6.26 and 6.26-5 of the City of DeKalb Municipal Code.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. Amended as follows: **Sidewalks, driveways, parking lots and private streets.** All sidewalks, walkways, stairs, driveways, parking spaces, parking lots, private streets, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Existing gravel driveways and parking lots must be maintained but not expanded. Expansion of any gravel

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driveway or parking lot will require the entire driveway or parking lot be hard surfaced in accordance with Section 12.03.1 of the Unified Development Ordinance.

Add **302.3.1 Public sidewalks.** All public sidewalks shall be kept clear of ice and snow after an accumulation of two (2) inches or more in accordance with Section 51.21-5 of the City of DeKalb Municipal Code.

Add **302.3.2 Clearing parking lots and private streets.** Any person owning or operating a parking lot or private street shall keep it clear, as may be practical, of snow, ice, dirt, debris and properly surfaced to include the repair of potholes in accordance with Section 12.05 of the City of DeKalb Unified Development Ordinance.

302.4 Weeds. Amended as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. If the owner or agent fails to pay the costs of such removal, said costs shall be a lien on the property.

302.5 Rodent harborage. Amended as follows: All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Upon failure of the owner or agent having charge of a property to exterminate rodents after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the exterior of the property in violation and remove or exterminate any such rodents thereon, and the costs of such removal or extermination shall be paid by the owner or agent responsible for the property. If the owner or agent fails to pay the costs of such removal or extermination, said costs shall be a lien on the property.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

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302.8 Motor vehicles. Amended as follows: Except as provided for in other regulations, no motor vehicle which is inoperative, unlicensed, or without current registration shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes in the proper zoning district. This is not allowed in residential zoning districts.

Add **302.8.1 Motor vehicle tarps.** Fitted motor vehicle tarps designed to cover the specific vehicle, provided they are in good condition, may be used to protect a vehicle but not to hide a code violation, and cannot remain in one location on the exterior of the property for more than thirty (30) days as set forth in Article 12 of the Unified Development Ordinance.

302.9 Defacement of property. Amended as follows: No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair in accordance with Section 52.75 of the City of DeKalb Municipal Code.

Add **302.10 Dangerous trees.** Maintenance and removal of trees, shrubs, and plantings shall be in accordance with Section 6.20 of the City of DeKalb Municipal Code.

Add **302.11 Unapproved surface parking.** Parking in all zoning districts shall be in compliance with Chapter 23 of the City of DeKalb Municipal Code.

Add **302.12 Declared nuisances.** All nuisance violations in Chapter 12 and any other violations that may be declared a nuisance shall be abated per Sections 12.03, 12.04 and 12.05 of the City of DeKalb Municipal Code.

SECTION 303
SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than twenty-four (24) inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than forty-eight (48) inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than fifty-four (54) inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six

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(6) inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304
EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

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9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- i. Where substantiated otherwise by an *approved* method.
- ii. Demolition of unsafe conditions shall be permitted where *approved* by the *Chief Building Official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Amended as follows: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of four (4) inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Further, all accessory structures, including, but not limited to, detached garages, sheds

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and fences, located on an alley shall have approved contrasting address numbers plainly legible from the alley.

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. Amended as follows: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. All gutters and downspouts removed for maintenance of the structure must be reinstalled upon completion of maintenance. Roof water shall not be discharged in a manner that creates a public and/or private nuisance. (Example - downspout cannot discharge directly from one property onto public property or private property that is owned by a neighbor.)

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

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304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. Amended as follows: During the period from March 1st to November 30th every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of one (1) inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer’s specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Amended as follows: All operable windows that provide access to a dwelling unit, rooming unit or housekeeping unit that is owner occupied, rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. Amended as follows: Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is owner occupied, rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

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SECTION 305
INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- i. Where substantiated otherwise by an *approved* method.
- ii. Demolition of unsafe conditions shall be permitted when *approved* by the *Chief Building Official*.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

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305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

304.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306
COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
 - 1.1 Collapse of footing or foundation system;
 - 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion;
 - 1.3 Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
 - 1.4 Inadequate soil as determined by a geotechnical investigation;
 - 1.5 Where the allowable bearing capacity of the soil is in doubt; or
 - 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1 *Deterioration*;
 - 2.2 *Ultimate deformation*;
 - 2.3 Fractures;
 - 2.4 Fissures;

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- 2.5 Spalling;
 - 2.6 Exposed reinforcement; or
 - 2.7 *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
- 3.1 *Deterioration*;
 - 3.2 Corrosion;
 - 3.3 Elastic deformation;
 - 3.4 *Ultimate deformation*;
 - 3.5 Stress or strain cracks;
 - 3.6 Joint fatigue; or
 - 3.7 *Detached*, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
- 4.1 *Deterioration*;
 - 4.2 *Ultimate deformation*;
 - 4.3 Fractures in masonry or mortar joints;
 - 4.4 Fissures in masonry or mortar joints;
 - 4.5 Spalling;
 - 4.6 Exposed reinforcement; or
 - 4.7 *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
- 5.1 *Deterioration*;
 - 5.2 Elastic deformation;
 - 5.3 *Ultimate deformation*;
 - 5.4 Metal fatigue; or

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5.5 *Detached*, dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:

6.1 *Ultimate deformation*;

6.2 *Deterioration*;

6.3 Damage from insects, rodents and other vermin;

6.4 Fire damage beyond charring;

6.5 Significant splits and checks;

6.6 Horizontal shear cracks;

6.7 Vertical shear cracks;

6.8 Inadequate support;

6.9 *Detached*, dislodged or failing connections; or

6.10 Excessive cutting and notching.

Exceptions:

i Where substantiated otherwise by an *approved* method.

ii. Demolition of unsafe conditions shall be permitted where *approved* by the *Chief Building Official*.

SECTION 307
HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than thirty (30) inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than thirty (30) inches (762 mm) in height nor more than forty-two (42) inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than thirty (30) inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

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SECTION 308
RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leak-proof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

Add **308.3.2.1 Container maintenance.** Set out and removal times for all garbage and recycling containers shall comply with Chapter 15 of the City of DeKalb Municipal Code.

SECTION 309
PEST ELIMINATION

309.1 Infestation. Structures shall be kept free from insect and rodent *infestation*. Structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

309.2 Owner. The *owner* of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-*tenant* nonresidential structure shall be responsible for pest elimination on the *premises*.

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309.4 Multiple occupancy. The *owner* of a structure containing two or more *dwelling units*, a multiple *occupancy*, a *rooming house* or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and *exterior property*. If *infestation* is caused by failure of an *occupant* to prevent such *infestation* in the area occupied, the *occupant* and *owner* shall be responsible for pest elimination.

309.5 Occupant. The *occupant* of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the *infestations* are caused by defects in the structure, the *owner* shall be responsible for pest elimination.

CHAPTER 4
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401
GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, *ventilation* and space for occupying a structure.

401.2 Responsibility. The *owner* of the structure shall provide and maintain light, *ventilation* and space conditions in compliance with these requirements. A person shall not occupy as *owner-occupant*, or permit another person to occupy, any *premises* that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and *ventilation* herein prescribed, artificial light or mechanical *ventilation* complying with the *International Building Code* shall be permitted.

SECTION 402
LIGHT

402.1 Habitable spaces. Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be eight (8) percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than three (3) feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than eight (8) percent of the floor area of the interior room or space, but a minimum of twenty-five (25) square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

402.2. Common halls and stairways. Amend as follows: Delete in its entirety and add: Every common hall and stairway shall be lighted at all times according to the following requirements:

Add **402.2.1** Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be illuminated at all times with a minimum of five (5) foot candles.

Add **402.2.2** In other than residential occupancies, means of egress, including exterior means of egress, and stairways shall be illuminated at all times when the building space served by the means of egress is occupied with not less than one (1) foot candle (11 lux) at floors, landings and treads.

402.3 Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

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SECTION 403
VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than forty-five (45) percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be not less than eight (8) percent of the floor area of the interior room or space, but not less than twenty-five (25) square feet (2.33 m²). The *ventilation* openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit.

Exceptions:

1. Where specifically *approved* in writing by the *Chief Building Official*.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and *labeled* condensing (ductless) clothes dryers.

SECTION 404
OCCUPANCY LIMITATIONS

404.1 Privacy. *Dwelling units*, hotel units, *housekeeping units*, *rooming units* and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. A habitable room, other than a kitchen, shall be not less than seven (7) feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of three (3) feet (914 mm) between counterfronts and appliances or counterfronts and walls.

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404.3 Minimum ceiling heights. *Habitable spaces*, hallways, corridors, laundry areas, *bathrooms*, *toilet rooms* and habitable *basement* areas shall have a minimum clear ceiling height of seven (7) feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than four (4) feet (1219 mm) on center and projecting a maximum of six (6) inches (152 mm) below the required ceiling height.
2. *Basement* rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of six (6) feet eight (8) inches (2033 mm) with a minimum clear height of six (6) feet four (4) inches (1932 mm) under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of seven (7) feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of five (5) feet (1524 mm) shall be included.

404.4 Bedroom and living room requirements. Every *bedroom* and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every living room shall contain not less than one hundred twenty (120) square feet (11.2 m²) and every bedroom shall contain not less than seventy (70) square feet (6.5 m²) and every bedroom occupied by more than one person shall contain not less than fifty (50) square feet (4.6 m²) of floor area for each occupant thereof.

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than two *bedrooms*.

404.4.3 Water closet accessibility. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*. Every *bedroom* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. *Bedrooms* shall comply with the applicable provisions of this Code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of

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Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5
MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

For SI: 1 square foot = 0.0929 m².

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. Sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of one hundred twenty (120) square feet (11.2 m²). A unit occupied by not more than two *occupants* shall have a minimum clear floor area of two hundred twenty (220) square feet (20.4 m²). A unit occupied by three *occupants* shall have a minimum clear floor area of three hundred (320) square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of thirty (30) inches (762 mm) in front. Light and *ventilation* conforming to this Code shall be provided.
3. The unit shall be provided with a separate *bathroom* containing a water closet, lavatory and bathtub or shower.
4. The maximum number of *occupants* shall be three (3).

404.7 Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate

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facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501
GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The *owner* of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* that does not comply with the requirements of this chapter.

SECTION 502
REQUIRED FACILITIES

[P] **502.1 Dwelling units.** Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] **502.2 Rooming houses.** Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*.

[P] **502.3 Hotels.** Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten (10) *occupants*.

[P] **502.4 Employees' facilities.** Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

[P] **502.4.1 Drinking facilities.** Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.

[P] **502.5 Public toilet facilities.** Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the Illinois State Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*.

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SECTION 503
TOILET ROOMS

[P] 503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling.

[P] 503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

[P] 503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees’ working area. The required toilet facilities shall be located not more than one story above or below the employees’ working area and the path of travel to such facilities shall not exceed a distance of five hundred (500) feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of five hundred (500) feet (152 m) from the employees’ regular working area to the facilities.

[P] 503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504
PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *Chief Building Official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505
WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system.

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Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Illinois State Plumbing Code.

[P] 505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION 506
SANITARY DRAINAGE SYSTEM

[P] 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

[P] 506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

[P] 506.3 Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this Code and the manufacturer’s installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the *Chief Building Official*.

SECTION 507
STORM DRAINAGE

[P] 507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

**CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 601
GENERAL**

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

602.2 Responsibility. The *owner* of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that does not comply with the requirements of this chapter.

**SECTION 602
HEATING FACILITIES**

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Amended as follows: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

602.3 Heat supply. Amended as follows: 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 from September 15 to May 15 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms during the hours between 6:30 AM and 10:30 PM of each day and not less than 62°F (16.6°C) during other hours. Failure to provide will require immediate repair and/or the living unit declared uninhabitable. Displacement of tenants will be at the owner's expense.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

602.4 Occupiable work spaces. Amended as follows: Indoor occupiable work spaces shall be supplied with heat during the period from September 15 to May 15 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

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2. Areas in which persons are primarily engaged in vigorous physical activities.

602.5 Room temperature measurement. The required room temperatures shall be measured three (3) feet (914 mm) above the floor near the center of the room and two (2) feet (610 mm) inward from the center of each exterior wall.

SECTION 603
MECHANICAL EQUIPMENT

603.1 Mechanical appliances. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances that are *labeled* for unvented operation.

603.3 Clearances. Required clearances to combustible materials shall be maintained.

603.4 Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

SECTION 604
ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *Chief Building Official* shall require the defects to be corrected to eliminate the hazard.

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604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer’s representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;

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16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer’s representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605
ELECTRICAL EQUIPMENT

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain not less than one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

SECTION 606
ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumb-waiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location *approved* by the *Chief Building Official*. The

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inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607
DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

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CHAPTER 7
FIRE SAFETY REQUIREMENTS

SECTION 701
GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior *premises*, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

SECTION 702
MEANS OF EGRESS

[F] **702.1 General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*.

[F] **702.2 Aisles.** The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

[F] **702.3 Locked doors.** Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

[F] **702.4 Emergency escape openings.** Amended as follows: Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Any alteration to an existing structure will require compliance of all currently adopted applicable emergency escape opening code requirements.

SECTION 703
FIRE-RESISTANCE RATINGS

[F] **703.1 Fire-resistance-rated assemblies.** The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

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[F] **703.2 Opening protectives.** Required opening protectives shall be maintained in an operative condition. Fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

SECTION 704
FIRE PROTECTION SYSTEMS

[F] **704.1 General.** Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.

[F] **704.1.1 Automatic sprinkler systems.** Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.

[F] **704.1.2 Fire department connection.** Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than six (6) inches (152 mm) high and words in letters not less than two (2) inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

[F] **704.2 Single- and multiple-station smoke alarms.** Single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3.

[F] **704.2.1 Where required.** Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4 Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

[F] **704.2.1.1 Group R-1.** Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.

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2. In every room in the path of the *means of egress* from the sleeping area to the door leading from the *sleeping unit*.

3. In each story within the *sleeping unit*, including basements. For *sleeping units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.2.1.2 Groups R-2, R-3, R-4 and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of *occupant load* at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.

3. In each story within a *dwelling unit*, including *basements* but not including crawl spaces and uninhabitable attics. In *dwelling units* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.2.1.3 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2.

1. Ionization smoke alarms shall not be installed less than twenty (20) feet (6096 mm) horizontally from a permanently installed cooking appliance.

2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than ten (10) feet (3048 mm) horizontally from a permanently installed cooking appliance.

3. Photoelectric smoke alarms shall not be installed less than six (6) feet (1829 mm) horizontally from a permanently installed cooking appliance.

[F] 704.2.1.4 Installation near bathrooms. Smoke alarms shall be installed not less than three (3) feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.2.1.1 or 704.2.1.2.

[F] 704.2.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling* or *sleeping unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed

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and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing *alterations*, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

[F] 704.2.3 Power source. Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for building wiring without the removal of interior finishes.

[F] 704.2.4 Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building’s fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in Section 907 of the *International Fire Code*.
2. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the *dwelling* or *sleeping unit* in accordance with Section 907.5.2 of the *International Fire Code*.
3. Activation of a smoke detector in a *dwelling* or *sleeping unit* shall not activate alarm notification appliances outside of the *dwelling* or *sleeping unit*, provided that a supervisory

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signal is generated and monitored in accordance with Section 907.6.5 of the *International Fire Code*.

Add the following section and subsections below:

SECTION 705
CARBON MONOXIDE DETECTOR REQUIREMENTS FOR
EXISTING DWELLINGS, SINGLE-FAMILY DWELLINGS, MULTIPLE-USE DWELLINGS,
MULTIPLE-FAMILY DWELLINGS AND ROOMING HOUSES.

705.1 Definition. “Approved carbon monoxide alarm” means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory and complies with the most recent standards of the Underwriters Laboratories.

705.2 Standards. The following installation and maintenance standards shall apply for all residential dwelling units and rooming houses in the City of DeKalb.

a) Dwelling units

1. Every unit shall be equipped with at least one (1) approved carbon monoxide detector in an operating condition within fifteen (15) feet of every room used for sleeping purposes.
2. It shall be the responsibility of the owner of a structure to supply and install all required detectors. The owner shall be responsible for making reasonable efforts to test and maintain detectors in common hallways. It shall be the responsibility of an occupant to test and provide general maintenance for the detectors within the occupant’s dwelling unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies which the occupant cannot correct. The owner shall be responsible for providing one (1) occupant per dwelling unit with written information regarding detector testing and maintenance.
3. The occupant shall be responsible for replacement of any required batteries in the carbon monoxide detectors in the occupant’s dwelling unit, except that the owner shall ensure that such batteries are in operating condition at the time the occupant takes possession of the dwelling unit. The occupant 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 detector which have been reported in writing to the owner or the authorized agent of the owner.
4. Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with carbon monoxide alarms located as required for new dwellings; the carbon monoxide alarms shall be hard wired.

Exceptions:

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- i. Carbon monoxide alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring without the removal of interior finishes.
- ii. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this Section.

5. All signaling circuits shall comply with the provisions defined in the 2014 National Electrical Code.

6. Exemptions are subject to provisions of Section 106 of the 2015 International Building and Residential Code as determined by the *Chief Building Official*. Submittals by an approved Illinois Registered Design Professional for exemption shall include a cover letter with an opinion of carbon monoxide risk and a complete building fuel systems risk analysis.

Inspection fees required for exemption are included under Chapter 24 Schedule D. The following residential units shall not require carbon monoxide detectors:

A) A residential unit in a building that:

- i. Does not rely on combustion of fossil fuel for heat, ventilation, or hot water; and
- ii. Is not connected in any way to a garage; and
- iii. Is not sufficiently close to any ventilated source of carbon monoxide, subject to review and approval by the *Chief Building Official*, to receive carbon monoxide from that source.

B) A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, subject to review and approval by the *Chief Building Official*.

b) Rooming Houses.

1. One (1) carbon monoxide detector shall be located within fifteen (15) feet of each sleeping room.

2. It shall be the responsibility of the owner of a rooming house to supply and install all required detectors. The owner shall be responsible for making reasonable efforts to test and maintain detectors in common stairwells and hallways. It shall be the responsibility of a tenant to test and provide general maintenance for the detectors within the tenant’s rooming unit, and to notify the owner or the authorized agent of the owner in writing of any

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deficiencies which the tenant cannot correct. The owner shall be responsible for providing one (1) tenant per structure with written information regarding detector testing and maintenance.

3. The tenant shall be responsible for replacement of any required batteries in the carbon monoxide detectors in the tenant’s dwelling unit, except that the owner shall ensure that such 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 other deficiencies in the smoke detector which have been reported in writing to the owner or the authorized agent of the owner.

4. Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with carbon monoxide alarms located as required for new dwellings; the carbon monoxide alarms shall be hard wired.

Exceptions:

i. Carbon monoxide alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

ii. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

5. All signaling circuits shall comply with the provisions defined in the 2014 National Electrical Code.

6. Exemptions are subject to provisions of Section 106 of the 2015 International Building and Residential Code as determined by the *Chief Building Official*. Submittals by an approved Illinois Registered Design Professional for exemption shall include a cover letter with an opinion of carbon monoxide risk and a complete building fuel systems risk analysis.

Inspection fees required for exemption are included under Schedule D in Chapter 24 of the City of DeKalb Municipal Code. The following residential units shall not require carbon monoxide detectors:

A) A residential unit in a building that:

i. Does not rely on combustion of fossil fuel for heat, ventilation, or hot water; and

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ii. Is not connected in any way to a garage.

iii. Is not sufficiently close to any ventilated source of carbon monoxide, subject to review and approval by the *Chief Building Official*, to receive carbon monoxide from that source.

B) A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, subject to review and approval by the *Chief Building Official*.

705.3 Violations. The following shall be violations of this Code and subject to the penalties set forth in Section 24.01 of Chapter 24 of the City of DeKalb Municipal Code:

1. Willful failure to install or maintain in operating condition any carbon monoxide alarm.
2. Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm.

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CHAPTER 8
REFERENCED STANDARDS

Amended as follows: This chapter lists the standards that are referenced in various sections of this Code. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this Code that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ASME American Society of Mechanical Engineers
 Three Park Avenue
 New York, NY 10016-5990

Standard Reference Number	Title	Referenced in code section number
A17.1—2013	Safety Code for Elevators and Escalators with A17.1 2013 Addenda	606.1

ASTM ASTM International
 100 Barr Harbor Drive
 West Conshohocken, PA 19428-2959

Standard Reference Number	Title	Referenced in code section number
F1346-91 (2010)	Performance Specifications for Safety Covers and Labeling Requirements for All covers for Swimming Pools, Spas and Hot Tubs	303.2

ICC International Code Council
 500 New Jersey Avenue, NW, 6th Floor
 Washington, DC 20001

Standard reference number	Title	Referenced in code section number
IBC—15	International Building Code®	102.3, 201.3, 401.3, 702.3
IEBC—15	International Existing Building Code®	305.1.1, 306.1.1
IFC—15	International Fire Code®	201.3, 604.3.1.1, 604.3.2.1, 702.1, 702.2, 704.1, 704.2
IFGC—15	International Fuel Gas Code®	102.3
IMC—15	International Mechanical Code®	102.3, 201.3
IPC—15	International Plumbing Code®	201.3, 505.1, 602.2, 602.3
IRC—15	International Residential Code®	201.3
IZC—15	International Zoning Code®	102.3, 201.3

NFPA National Fire Protection Association
 1 Batterymarch Park
 Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
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25—14	Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems.....	704.1.1
70—14	National Electrical Code.....	102.4, 201.3

APPENDIX A
BOARDING STANDARD

Amended as follows: The provisions contained in this appendix are mandatory and specifically referenced in the adopting ordinance.

A101
GENERAL

A101.1 General. Windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

A102
MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 1/2-inch thick (12.7 mm) wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal two (2) inch by four (4) inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum 3/8-inch diameter (9.5 mm) carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103
INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The two (2) inch by four (4) inch (51 mm by 102 mm) strong back framing material shall be cut minimum two (2) inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening six (6) inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls. The door opening shall be framed with minimum two (2) inch by four (4) inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of

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twenty-four (24) inches (610 mm) on center. Blocking shall also be secured at a maximum of forty-eight (48) inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every six (6) inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104
REFERENCED STANDARD

Standard reference number	Title	Referenced in code section number
IBC—12	International Building Code®	A102.1, A102.2, A102.3

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APPENDIX A

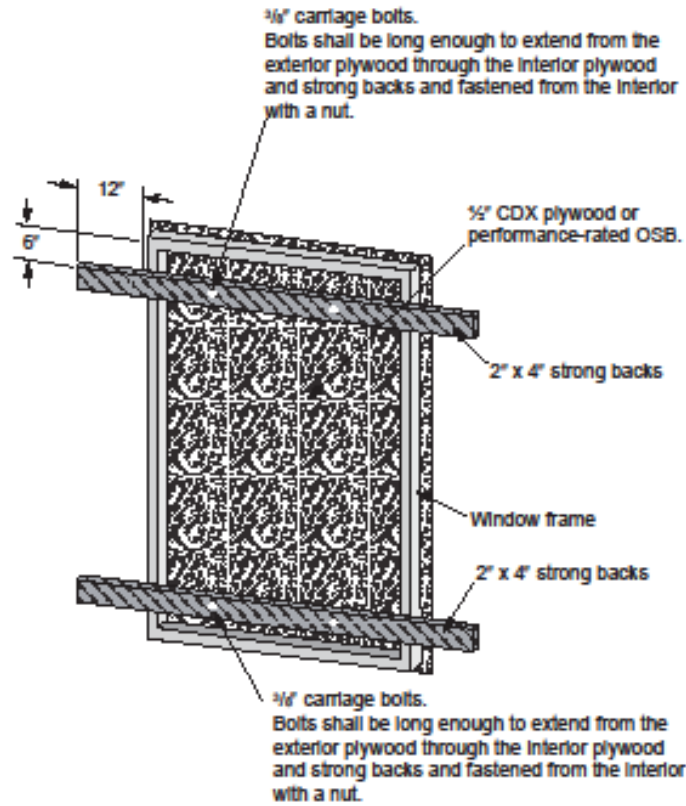


FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW

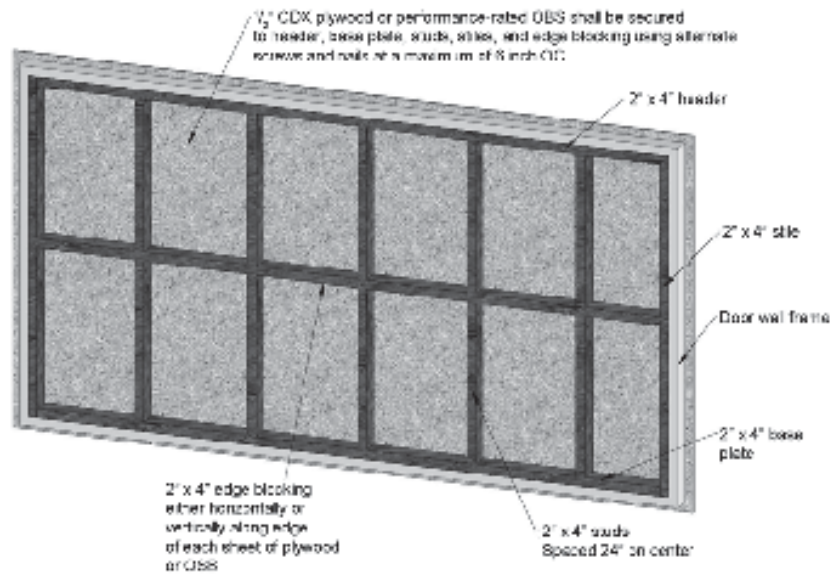


FIGURE A103.1(2)
BOARDING OF DOOR WALL