

ORDINANCE NO. O2023-01

**AN ORDINANCE AMENDING TITLE 8 OF THE WARRENVILLE CITY CODE TO ADOPT AND MAKE LOCAL AMENDMENTS TO THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, AND THE 2020 NATIONAL ELECTRIC CODE**

WHEREAS, the City is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the City desires to amend Chapters 1 through 10 of Title 8 of the Warrenville City Code ("**City Code**") to adopt the 2021 editions of the International Building Code, International Mechanical Code, International Fuel Gas Code, International Existing Building Code, International Residential Code, International Energy Conservation Code, International Fire Code, and International Swimming Pool and Spa Code and the 2020 Edition of the National Electric Code (collectively, "**Updated Codes**"); and

WHEREAS, the City desires to further Amend Chapters 1 through 10 of Title 8 of the City Code to adopt various local amendments to the Updated Codes; and

WHEREAS, pursuant to Section 1-3-2 of the Illinois Municipal Code, 65 ILCS 5/1-3-2, at least one copy of the Updated Codes have been on file in the office of the City Clerk for more than 30 days, and will remain on file for public use, examination, and inspection; and

WHEREAS, the Mayor and the City Council have determined that it is in the best interest of the City and the public to amend the City Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION 2: Amendments to Title 8. Chapters 1 through 10 of Title 8, titled "Building Regulations," are hereby repealed and replaced in their entirety as set forth on **Exhibit A** attached to and made a part of this Ordinance.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect upon: (i) its passage, approval, and publication in the manner provided by law; and (ii) April 1, 2023.

*[Signatures and Voting Record on Following Page]*

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2023.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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**EXHIBIT A**

## EXHIBIT A

### TITLE 8 BUILDING REGULATIONS

#### CHAPTER 1 BUILDING CODE

##### SECTION:

##### 8-1-1: ADOPTION OF THE BUILDING CODE:

For the purpose of establishing rules and regulations for the construction, alteration, addition, repair, removal, demolition, equipment, use and occupancy, location, and maintenance of buildings and structures, the International Building Code, 2021 Edition, together with any and all Appendices thereto, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-1-2 of this Chapter.

##### 8-1-2: AMENDMENTS TO THE BUILDING CODE:

**A. Rules of Construction.** The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IBC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IBC 2021 to read as provided and that such provision is added to and made a part of this Code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IBC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IBC 2021.

**B. Amendments.** The following sections and appendices of the code adopted in Section 8-1-1 are hereby amended as follows, which amendments supersede the requirements of the provisions of such code:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to insert or refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or their duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois."

**Section 103.1 Creation of enforcement agency.** Insert Building Division

**Section 105.2 Work exempt from permit**

Building:

**Building exemption 1.** Amend to read as follows: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 50 square feet.

**Building exemption 2 (fences):** Amend to read as follows: Delete and replace as follows: Repair or replacement of existing permitted gates, and existing fences not exceeding 30% of the existing linear length, provided repairs or replacement is fabricated with materials of the same style and dimensions.

**Building exemption 6.** (sidewalks and driveways): Delete in its entirety.

**Section 107.1.1 Fire District Plan Review.** Add new Section 107.1.1 as follows:

Not less than three sets of plans for attached dwelling units, institutional, commercial, or industrial buildings shall be provided to the Warrenville Fire Protection District for review and comments. Within seven (7) business days of receipt of the same, the Warrenville Fire Protection District shall examine said plans to determine whether they comply with the applicable provisions of the International Building Code® and amendments provided in 8-1-2 of the City of Warrenville Municipal Code. If the submitted plans comply with aforementioned codes and amendments, then the Fire Prevention Bureau shall endorse said plans accordingly and deliver the same to the Building Division. If submitted plans do not meet the provisions of aforementioned codes, then the plans shall be returned to the applicant with a memorandum identifying the specific deficiencies and code section(s) cited. The Building Division reserves the right not to issue any building permit for attached dwelling units, institutional, commercial, or industrial buildings unless or until the plans for the same have been approved by the Warrenville Fire Protection District. All applicable fees for reviews and inspections assessed by the Warrenville Fire Protection District shall be paid by the applicant directly to the Warrenville Fire Protection District.

**Section 113 Board of Appeals.** Delete this section in its entirety and replace as follows:

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The City of Warrenville Plan Commission shall be the board of appeals.

Section 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**Section 903.2 Where required (Automatic Sprinkler Systems).**

**Section 903.2.1.1 Group A-1:** Amend condition #1 to read as follows:

1. The fire area exceeds 5,000 square feet.

**Section 903.2.1.2 Group A-2:** Amend condition #1 to read as follows:

1. The fire area exceeds 2,500 square feet.

**Section 903.2.1.3 Group A-3:** Amend condition #1 to read as follows:

1. The fire area exceeds 5,000 square feet.

**Section 903.2.1.4 Group A-4:** Amend condition #1 to read as follows:

1. The fire area exceeds 5,000 square feet.

**Add Section 903.2.1.8 Group B:** Add a new Section 903.2.1.8, titled "Group B," as follows:

An automatic sprinkler system shall be provided throughout buildings containing a group B occupancy where one of the following conditions exist:

1. Where a group B fire area exceeds 5,000 square feet.
2. Where a group B fire area is located more than two (2) stories above grade plane.
3. Where a group R fire area is located above a group B fire area.

**Section 903.2.3 Group E:** Amend#1 to read as follows:

1. Throughout all group E fire areas greater than 2,500 square feet in area.

**Section 903.2.4 Group F (F-1 & F-2):** Amend to read as follows:

An automatic sprinkler system shall be provided throughout all buildings containing use group F occupancy where one of the following conditions exists:

1. Where a group F fire area exceeds 5,000 square feet.
2. Where a group F fire area is located more than 3 stories above grade plane; or
3. Where the combined area of all use group F fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

**Section 903.2.6 Group I:** Delete exceptions #1. 2. and 3.

**Section 903.2.7 Group M:** Amend condition #1 and 3 to read as follows:

1. Where a Group M fire area exceeds 5,000 square feet.
3. Where the combined area of all use group M fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

**Section 903.2.7.2 Group M upholstered furniture or mattresses.** Amend as follows:

*An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the storage, display and/or sale of upholstered furniture or mattresses exceeds 2,500 square feet.*

**Section 903.2.9 Group S-1:** Amend to read as follows:

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A group S-1 fire area exceeds 5,000 square feet.
2. A group S-1 fire area is located more than 2 stories above grade plane, or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

**Section 903.2.9.1 Repair Garages:** Amend #1 and 2 to read as follows:

1. Buildings have two or more stories above grade plan, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. Buildings not more than one story above grade plan, with a fire area containing a repair garage exceeding 5,000 square feet.

**Section 903.2.10 Group S-2 enclosed parking garages:** Amend #1 and 2 to read as follows:

1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet.
2. Delete the exception.

**Subsection 1102.1 Design.** Amend to read as follows:

Buildings and facilities shall be designed and constructed to be accessible in accordance with the Illinois Accessibility Code, as such Code is amended from time to time.

**Section 1301.1.1 Criteria.** Amend to read as follows:

Buildings shall be designed and constructed in accordance with the Illinois Energy Conservation Code, as such Code is amended from time to time.

**Section 1612.1 General.** Amend to read as follows:

Within *flood hazard areas* as established by DuPage County Countywide Stormwater and Floodplain Ordinance, as adopted pursuant to Chapter 13 of Title 8 of this Code, as amended, all new construction of buildings, structures and portions of buildings and structures, including *substantial improvement* and restoration of *substantial damage* to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and *flood loads*. For buildings that are located in more than one *flood hazard area*, the provisions associated with the most restrictive *flood hazard area* shall apply.

**Section 1612.2 Design and construction.** Amend to read as follows:

The design and construction of buildings and structures located in *flood hazard areas*, including *coastal flood hazard areas* and *coastal A zones*, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24. Where conflicts occur between the design required by the IBC and the DuPage County Stormwater and Floodplain Ordinance, adopted pursuant to Chapter 13 of Title 8 of this Code, as amended, the most stringent and restrictive regulation shall apply.

**Section 1612.3 Establishment of flood hazard areas.** Insert: "DuPage County, Illinois and Incorporated Areas" for name of jurisdiction and "December 16, 2004" for the date of issuance.

**Section 1612.3.1 Design flood elevation.** Delete this section in its entirety.

**Section 1612.3.2 Determination of impacts (flood elevations).** Delete this section in its entirety.

**Section 1612.4 Flood hazard documentation.** Amend to read as follows:

The following documentation shall be prepared and sealed by a *registered design professional* and submitted to the *building official*:

1. For construction in *flood hazard areas* other than *coastal high hazard areas* or *coastal A zones*:
  - 1.1. An elevation certificate documenting the *lowest floor*, including the basement, as required by the lowest floor elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.
  - 1.2. For fully enclosed areas below the *design flood elevation* where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.
  - 1.3. For *dry floodproofed* nonresidential buildings, *construction documents* shall include a statement that the *dry floodproofing* is designed in accordance with ASCE 24 and shall include the flood emergency plan specified in Chapter 6 of ASCE 24.

[The remainder of 1612.4 is deleted.]

**Section 1807.1.4 Permanent wood foundation systems.** Delete this section in its entirety.

**Section 1809.12 Timber footings.** Delete this section in its entirety.

**Chapter 29 Plumbing systems.** Delete this chapter in its entirety, the provisions of the Illinois Plumbing Code shall govern the erection, installation, alteration, repairs, relocations, replacement, addition to, use or maintenance of plumbing equipment and systems.

**Section 3001.1.1 Illinois Elevator Safety and Regulation Act.** Add a new Section 3001.1.1, titled "Illinois Elevator Safety and Regulation Act," to read as follows:

The Illinois Elevator Safety and Regulation Act, 225 ILCS 312/1 *et seq.*, and the regulations and requirements established by the Office of the State Fire Marshal pursuant thereto, shall supersede the provisions of this Chapter 30. Where there is a conflict between the regulations established pursuant to the Illinois Elevator Safety and Regulation Act and Chapter 30 of the IBC, the, the more restrictive regulation shall apply.

**3301.3 Construction site sign.** Add a new Section 3301.3 titled, "Construction Site Sign," as follows:

A temporary construction sign shall be posted not closer than one foot behind the property line where a new building is being constructed. The sign shall not exceed six square feet in area, nor five feet in height. The sign shall display the construction company name and telephone number, and the site address with at least three-inch letters and numbers. In addition, the sign shall also display the Building Permit.

**3301.4 Site Protection required.** Add a new Section 3301.4, titled "Site Protection Required," as follows:

All demolition and construction, which involve trenching, excavation, and any other types of construction as deemed necessary by the Chief Code Official shall have fencing installed around the entire perimeter of the construction site. All fencing shall be not less than four-foot high chain link fence attached to driven posts, or installed on pedestals or stands fortified to resist wind loads. Fencing shall be installed at the start of any excavation

or demolition, and be maintained and shall be removed when the structure(s) are completed and secured.

**3301.5 Waste Container.** Add a new Section 33-1.5, titled “Waste Container,” as follows:

All demolition, new construction, room additions and remodeling projects must have a dumpster or containers on site which are adequate in size for the containment and disposal of all job site refuse.

**3301.6 Temporary access drive.** Add a new Section 3301.6, titled “Temporary Access Drive,” as follows:

A temporary access drive is required from the start of any excavation or demolition until prior to final grading. The access drive shall be placed anywhere vehicles drive upon the construction site or parkway. The access drive shall be constructed of a material such as gravel or woodchips that will provide a sufficient barrier to prevent soil from embedding into vehicle tires. In addition, the access drive shall provide a safe, clear and unobstructed pathway from the public property to the structure under construction in order to allow access for inspections.

**Section 3305.1 Toilet facilities required.** Amend to read as follows:

Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with ANSI Z4.3.

**Adopt Appendix F Rodent Proofing**

**Adopt Appendix I Patio Covers**

**Adopt Appendix K Administrative Provisions (Electrical)**

**K111.1. Amendments to the electrical code.** Add a new Section K111.1, titled “Amendments to the electrical code,” as follows:

The amendments to the Electrical Code set forth in Section 8-8-2 of this Code, as amended, shall be also amend and apply to Appendix K.

## **CHAPTER 2 MECHANICAL CODE**

The following sections and appendices of the International Mechanical Code 2021 are hereby added, inserted, deleted, and/or modified as follows:

### **8-2-1: ADOPTION OF MECHANICAL CODE:**

For the purpose of establishing rules and regulations for the design, construction, quality of materials, erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of mechanical systems, the International Mechanical Code, 2021 Edition, together with any and all Appendices thereto (IMC 2021), is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-2-2 of this Chapter.

### **8-2-2: AMENDMENTS TO THE MECHANICAL CODE:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IMC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IMC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IMC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IMC 2021.

**B. Amendments.** The following sections of the IMC 2021 are hereby amended and revised as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "International Plumbing Code" or the "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois. See, 77 Illinois Administrative Code 980.

**Section 103.1 Creation of enforcement agency.** Insert: Building Division.

**Section 114 Means of Appeal.** Delete this section in its entirety and replace as follows:

**Section 114.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The City of Warrenton Plan Commission shall be the board of appeals.

**Section 114.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

## **CHAPTER 3 FUEL GAS CODE**

### **8-3-1: ADOPTION OF THE FUEL GAS CODE:**

For the purpose of establishing rules and regulations for the design, construction, quality of materials, erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of use or maintenance of fuel gas systems and gas fired appliances, the International Fuel Gas Code, 2021 Edition, together with any and all Appendices thereto (IFGC 2021), is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-3-2 of this Chapter.

### **8-3-2: AMENDMENTS TO THE FUEL GAS CODE:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IFGC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IFGC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IFGC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IFGC 2021.

**B. Amendments.** The following sections and appendices of the IFGC 2021 are hereby added, inserted, deleted, and/or modified as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "International Plumbing Code" or the "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois." See, 77 Illinois Administrative Code 980.

**Section 103.1 Creation of enforcement agency.** Insert: Building Division

**Section 113 Means of Appeal.** Delete this section in its entirety and replace as follows:

**Section 113 Means of Appeal.**

**Section 113.1 General.** The City of Warrenville Plan Commission shall hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code.

**Section 113.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The Plan Commission shall have no authority to waive requirements of this code.

## **CHAPTER 4 EXISTING BUILDING CODE**

### **8-4-1: ADOPTION OF THE EXISTING BUILDING CODE:**

For the purpose of establishing rules and regulations regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing building, including historic buildings, the International Existing Building Code, 2021 Edition, together with any and all Appendices thereto (IBEC 2021), is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-3-2 of this Chapter.

### **8-4-2: AMENDMENTS TO THE EXISTING BUILDING CODE:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IBEC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IBEC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IBEC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IBEC 2021.

**B. Amendments.** The following sections of the IBEC 2021 are hereby amended and revised as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "International Plumbing Code" or the "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois." See, 77 Illinois Administrative Code 980.

**Section 102.6 Conflicts with Stormwater Management Ordinance.** Add a new Section 102.6, titled "Conflicts with Stormwater Management Ordinance," as follows:

When there is a conflict between provisions of IBEC 2021 and the DuPage County Stormwater Floodplain Ordinance, as adopted pursuant to Chapter 13 of Title 8 of this

Code, as amended, the provisions of the DuPage County Stormwater Floodplain Ordinance shall be applied and control.

**Section 103.1 Creation of code compliance agency.** Insert: Building Division

**Section 105.2 Work exempt from permit.** Delete exemption #1.

**Section 114 Means of Appeal.** Delete this section in its entirety and replace as follows:

**Section 114 Means of Appeal**

**Section 114.1 General.** The City of Warrenville Plan Commission shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code.

**Section 114.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Plan Commission shall have no authority to waive requirements of this code.

**CHAPTER 5  
PLUMBING CODE**

**8-5-1: ADOPTION OF THE PLUMBING CODE:**

For the purpose of establishing a set of minimum standards, specifications, rules and regulations for plumbing installations, alterations and repairs deemed to be those necessary for the proper establishment of minimum requirements to assure reasonable safety to life and property, the Illinois Plumbing Code, as established and published by the Illinois Department of Public Health, 77 Illinois Administrative Code 890, as may be amended from time to time, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-5-2 of this Chapter.

**8-5-2: AMENDMENTS TO THE PLUMBING CODE:**

Reserved.

## **CHAPTER 6 ENERGY CODES**

### **8-6-1: ADOPTION OF ENERGY CODE:**

The City of Warrenville acknowledges and affirms that the Illinois Energy Efficient Building Act, 20 Illinois Compiled Statutes 3125/1 et seq., and the Illinois Energy Conservation Code adopted thereunder, 71 Illinois administrative code 600.100 et seq., apply within the City of Warrenville. The Illinois Energy Conservation Code, as adopted and published pursuant to 71 Illinois Administrative Code 600 et seq., is hereby adopted by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-6-2 of this Chapter.

### **8-6-2: AMENDMENTS TO THE ENERGY CODE:**

Reserved. (Ord. O2017-38, 6-19-2017)

### **8-6-3: ADOPTION OF THE INTERNATIONAL SOLAR ENERGY PROVISIONS:**

The 2021 International Energy Conservation Code, as published by the International Code Council, Inc., and amended by the State of Illinois, shall be, and the same is hereby adopted as the Energy Conservation Code of the City of Warrenville in the State of Illinois, 2021 edition of the International Solar Energy Provisions®, including appendix U: Solar-Ready Provisions - Detached One- and Two-Family Dwellings, Multiple Single-Family Dwellings (Townhouses), as published by the International Code Council, Inc., shall be, and the same is hereby adopted as the Solar Energy Code of the City of Warrenville in the State of Illinois, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of solar energy systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 2021 edition of the International Solar Energy Provisions® are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in section 8-6-4 of this chapter. (Ord. O2019-04, 2-19-2019)

### **8-6-4: AMENDMENTS TO THE INTERNATIONAL SOLAR ENERGY PROVISIONS:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the International Solar Energy Provisions 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the International Solar Energy Provisions 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the International Solar Energy Provisions 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the International Solar Energy Provisions 2021.

**B. Amendments.** The following sections and appendices of the International Solar Energy Provisions 2021 are hereby added, inserted, deleted, and/or modified as follows:

**Section CS 107 Means of Appeal.** Delete this section in its entirety and replace as follows:

**Section CS 107 Means of Appeal.**

**Section CS 107 Means of Appeal.** The City of Warrenton Plan Commission shall hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code.

**Section CS 107.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Plan Commission shall have no authority to waive requirements of this code.

## **CHAPTER 7 FIRE CODE**

### **8-7-1: ADOPTION OF THE FIRE CODE:**

For the purpose of establishing rules and regulations regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, the International Fire Code, 2021 Edition, together with any and all Appendices thereto (IFC 2021), is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by 8-7-2 of this Chapter.

### **8-7-2: AMENDMENTS TO THE FIRE CODE:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IFC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IFC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IFC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout IFC 2021.

**B. Amendments.** The following sections of the IFC 2021 are hereby amended and revised as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "International Plumbing Code" or the "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois." See, 77 Illinois Administrative Code 980.

**Section 103.1 Creation of enforcement agency.** Insert Building Division

**Section 104.1.1 Enforcement.** Add a new Section 104.1.1, titled “Enforcement,” as follows:

The enforcement of this Code by the Warrenville Fire Protection District within the municipal boundaries of the City of Warrenville shall be conducted in conformance with the provisions of the Intergovernmental Agreement between the City of Warrenville and the Warrenville Fire Protection District.

**Section 105.1.2 Types of Permits.** Amend to read as follows:

There shall be three types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:
  - 1.1 A prescribed period.
  - 1.2 Until renewed or revoked.
2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6.
3. Special permit. A special permit issued by the Warrenville Fire Protection District is required for any of the following:
  - 3.1 The storage of blasting agents;
  - 3.2 The manufacture and storage of fireworks;
  - 3.3 The construction, operation, and use of outside above ground storage tanks used in the storage of flammable liquids;
  - 3.4 The construction, operation, and use of new bulk plants for flammable or combustible liquids;
  - 3.5 The construction, operation, and use of bulk storage of liquefied gases.

**Section 106.1.1 Fire District Plan Review.** Add a new Section 106.1.1, titled “Fire District Plan Review,” as follows:

Not less than three copies of the plans of all attached dwelling units, institutional, commercial, or industrial buildings shall be provided to the Warrenville Fire Protection District. Within seven business days of receipt of the same, the Fire Protection District shall examine said plans to determine whether they comply with the applicable fire protection standards of the bureau of fire prevention. If said plans do meet said standards, then the Fire Chief shall endorse said plans accordingly and deliver the same to the Building Division. If said plans do not meet said standards, then the plans shall be returned to the applicant with a memorandum of the specific deficiencies noted. The Building Division reserves the right not to issue any building permit for attached dwelling units, institutional, commercial, or industrial buildings unless or until the plans for the same have been approved by the Warrenville Fire Protection District.

**Section 108.5 Annual inspections.** Add a new Section 108.5, titled “Annual Inspections,” as follows:

The Warrenville Fire Protection District is hereby authorized to conduct annual inspections of all commercial, industrial, multi-family, school, and church structures and property within

the city in accordance with the Inter-Governmental Agreement between the City of Warrenville and the Warrenville Fire Protection District.

**Section 111 Board of appeals.** Delete this section in its entirety and replace as follows:

**Section 111 Means of Appeal.**

**Section 111.1 General.** The City of Warrenville Plan Commission shall hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code.

**Section 111.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Plan Commission shall have no authority to waive requirements of this code.

**Section 114.8 Emergency conditions.** Add a new Section 114.8, titled “Emergency Conditions,” as follows:

In case there shall be, in the opinion of the chief of the Warrenville Fire Protection District, actual and immediate danger to life and property from the hazards of fire and explosions arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the use or occupancy of building or premises, the chief of the Warrenville Fire Protection District may employ such labor and machinery, equipment and devices and cause the necessary work to be done to render said occupants or property temporarily safe, whether the procedure prescribed in this section has been instituted or not. The Warrenville Fire Protection District shall cause proper action to be instituted against the owner of the premises for the recovery costs incurred by the Warrenville Fire Protection District in the performance of the emergency work. The Warrenville Fire Protection District shall hold the City harmless from any such actions and shall assume full responsibility therefor.

**Section 202 Definitions. FIRE CODE OFFICIAL.** Delete this entry and replace as follows. FIRE CODE OFFICIAL. The Chief Code Official appointed by the City of Warrenville and charged with the administration and enforcement of the fire and building codes adopted by the City of Warrenville.

**Section 507.5.1.1 Hydrant for standpipe systems.** Delete references to 100 feet and replace with 50 feet.

**Section 901.7.4 Preplanned impairment program (Fire Alarm Service).** Amend to add:

9. Service personnel shall be available to initiate restoration of service following alarm or trouble, within twenty four (24) hours after notification by the property owner. Full cooperation shall be extended to the local contracting party by the installing company.

**Section 903.2 Where required (Automatic Sprinkler System).** Amend as set forth below:

**Section 903.2.1.1 Group A-1:** Amend condition #1 to read:

1. The fire area exceeds 5,000 square feet.

**Section 903.2.1.2 Group A-2:** Amend #1 read as follows:

1. The fire area exceeds 2,500 square feet.

**Section 903.2.1.3 Group A-3:** Amend #1 read as follows:

1. The fire area exceeds 5,000 square feet.

**Section 903.2.1.4 Group A-4:** Amend #1 to read:

1. The fire area exceeds 5,000 square feet.

**Add Section 903.2.1.8 Group B:**

An automatic sprinkler system shall be provided throughout buildings containing a group B occupancy where one of the following conditions exist:

1. Where a group B fire area exceeds 5,000 square feet.
2. Where a group B fire area is located more than two (2) stories above grade plane.
3. Where a group R fire area is located above a group B fire area.

**Section 903.2.3 Group E:** Amend #1 to read as follows:

1. Throughout all group E fire areas greater than 2,500 square feet in area.

**Section 903.2.4 Group F (F-1 & F-2):** Amend #1, 2, and 3 to read as follows:

An automatic sprinkler system shall be provided throughout all buildings containing use group F occupancy where one of the following conditions exists:

1. Where a group F fire area exceeds 5,000 square feet.
2. Where a group F fire area is located more than 3 stories above grade plane; or
3. Where the combined area of all use group F fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

**Section 903.2.6 Group I:** Delete exceptions #1, 2, and 3.

**Section 903.2.7 Group M:** Change #1 and 3 to read as follows:

1. Where a group M fire area exceeds 5,000 square feet.
3. Where the combined area of all use group M fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

**Section 903.2.7.2 Group M upholstered furniture or mattresses.** Add a new Section 903.2.7.2, titled "Group M upholstered furniture or mattresses," as follows:

*An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the storage, display and/or sale of upholstered furniture or mattresses exceeds 2,500 square feet.*

**Section 903.2.9 Group S-1:** Change #1, 2, and 3 to read as follows:

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A group S-1 fire area exceeds 5,000 square feet.
2. A group S-1 fire area is located more than 2 stories above grade plane, or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

**Section 903.2.9.1 Repair Garages:** Change #1 and 2 to read as follows:

1. Buildings have two or more stories above grade plan, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. Buildings not more than one story above grade plan, with a fire area containing a repair garage exceeding 5,000 square feet.

**Section 903.2.10 Group S-2 enclosed parking garages:** Change #1 and 2 to read as follows:

1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet.
2. Delete the exception.

**Section 907.8.5 Responsibility for Installing and Maintaining Alarms (Residential Occupancies).** Add a new Section 907.8.5, titled “Responsibility for Installing and Maintaining Alarms (Residential Occupancies),” as follows:

It is the responsibility of the owner of a residential dwelling to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

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

**Section 3308.1.1 Storage of Blasting Agents Prohibited.** Add a new Section 3308.1.1, titled “Storage of Blasting Agents Prohibited,” as follows:

Storage of blasting agents is prohibited within the corporate limits of the Warrenville Fire Protection District except by special permit issued by the Chief of the Warrenville Fire Protection District.

The manufacture and storage of fireworks is prohibited within the corporate limits of the Warrenville Fire Protection District except by special permit issued by the Chief of the Warrenville Fire Protection District.

Exception: Storage of black powder for individual, private use in a black powder rifle shall be allowed without special permit.

**Section 5601.1.3 Fireworks, exceptions.** Delete exceptions and replace as follows:

Exception: By special permit issued by the Fire Chief of the Warrenville Fire Protection District.

**Section 5601.2.4 Financial Responsibility for Fireworks.** Amend to delete \$100,000 and replace with \$1,000,000.

**Adopt Appendix F Hazard Ranking**

## **CHAPTER 8 ELECTRICAL CODE**

### **8-8-1: ADOPTION OF ELECTRICAL CODE:**

The 2020 edition of NFPA 70, National Electrical Code, as published by the National Fire Protection Association, shall be, and the same is hereby adopted as the Electrical Code of the City of Warrenville in the State of Illinois, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of electrical systems and equipment as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 2020 edition of NFPA 70, National Electrical Code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in section 8-8-2 of this chapter. (Ord. O2017-38, 6-19-2017)

### **8-8-2: AMENDMENTS TO THE ELECTRICAL CODE:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the 2020 edition of NFPA 70, National Electrical Code as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the 2020 edition of NFPA 70, National Electrical Code to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the 2020 edition of NFPA 70, National Electrical Code.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout 2020 edition of NFPA 70, National Electrical Code.

**B. Amendments.** The following sections of the 2020 edition of NFPA 70, National Electrical Code are hereby amended and revised as follows:

**Article 110.12 (D) EMT Required.** Add a new Article 110.12 (D) as follows:

In new or remodeled residential construction with access to wall or ceiling cavities, conductors shall be installed completely in EMT.

Exception: short lengths of flexible metal conduit where approved by the Chief Code Official.

**Article 110.12 (E) Low Voltage Wiring in Raceway.** Add a new Article 110.12 (E) as follows:

All exterior low voltage wiring for commercial HVAC equipment shall be installed in an approved raceway.

**Article 110.12 (F) Unused Wiring.** Add a new Section 110.12 (F) as follows:

All unused wiring, including low voltage, shall be removed back to the source of power or last utilized electrical device on the circuit.

**Table 210.21 (B)(3) Receptacle Ratings.** Delete "15 or 20" in Receptacle Rating column and replace with "20".

**Article 230.43 Wiring Methods.** Delete methods (1) through (20) and replace as follows:

Service entrance conductors are to be installed in rigid metal conduit, intermediate metal conduit, or PVC. PVC allowed for underground use only and must comply with article 352.10(G) as amended in 8-8-2 of the Warrenton Municipal Code.

**Article 230.70(A)(1) Service Equipment Disconnect.** Delete this section and replace it as follows:

The service disconnecting means shall be installed in a readily accessible location at the utility meter or at a point not more than five feet from the utility meter.

**Article 230.85:** Delete this section, and replace with Reference section 230.70 (A)(1).

**Article 250.87 Grounding conductor underground raceways.** Add a new Article 250.87 as follows:

Raceways installed in or under a slab or underground, with the exception of service entrance raceways, shall require a separate equipment grounding conductor.

**Article 300.13(C) Device Connection.** Add a new Article 300.12(C) as follows:

Conductors terminated at receptacles or switches shall be under the screw of the device per the manufacturer's directions. Use of pressure connectors (backstabbing) shall not be permitted.

**Article 310.3 (A) Minimum Conductor Size.** Add a new Article 310.3(A) as follows:

All commercial and industrial work shall use minimum #12 AWG conductors.

Exception: control wiring.

**Article 310.3 (B) Conductor Material.** Amend to read as follows:

All conductors for wiring shall be copper. Use of aluminum and copper clad conductors for wiring are prohibited.

**Article 314.23(B)(1) Mounting Boxes to Structural Framing.** Delete portion stating "or they shall pass through the interior within 6mm (1/4 in.) of the back or ends of the enclosure". And insert: All enclosures mounted to framing members shall be equipped with approved brackets for mounting to framing members.

**Article 320 Armored Cable Type AC.** Delete this article.

**Article 322 Flat Cable Assemblies Type FC.** Delete this article.

**Article 324 Flat Conductor Cable Type FCC.** Delete this article.

**Article 326 Integrated Gas Spacer Cable Type IGS.** Delete this article.

**Article 330.10(A) Type MC Uses Permitted.** Delete and replace as follows: Metal-Clad Cable Type MC cable is only to be used with lay-in type fixtures and recessed lighting fixtures in lengths not to exceed 6 feet of the total raceway.

**Article 334 Nonmetallic Sheathed Cable Types NM, NMC.** Delete this article.

**Article 338 Service Entrance Cable Types SE and USE.** Delete this article.

**Article 348.12 Flexible Metal Conduit, Uses Not Permitted.** Add: (8) Outdoors

**Article 352.10(G) PVC Underground Installations.** Delete sentence "See 300.5 and 300.50" and replace as follows: PVC shall not be permitted to emerge from concrete, earth, or other solid surface. Any portion of the raceway emerging from concrete or earth shall be installed in ridged metal conduit to a point not less than 18 inches above and below the emergence.

**Article 356 Liquid Tight Flexible Nonmetallic Conduit.** Delete this article.

**Article 358.10(B) Type EMT.** Delete in its entirety.

**Article 358.12 Uses Not Permitted.** Amend as follows:

- (1) Where, during installation or afterward, it will be subject to severe physical damage.
- (2) Where protected from corrosion solely by enamel.
- (3) In cinder concrete or cinder fill where subject to permanent moisture unless protected on all sides by a layer of noncinder concrete at least 50 mm (2 in.) thick or unless the tubing is at least 450 mm (18 in.) under the fill.
- (4) In any hazardous (classified) location except as permitted by other articles in this *Code*.
- (5) For the support of luminaires or other equipment except conduit bodies no larger than the largest trade size of the tubing.
- (6) Where practicable, dissimilar metals in contact anywhere in the system shall be avoided to eliminate the possibility of galvanic action.
- (7) Type EMT. In concrete or in direct contact with earth or exterior installations.

**Article 362 Electrical Nonmetallic Tubing Type ENT.** Deleted, use of electrical nonmetallic tubing is not permitted.

**Article 382 Nonmetallic Extensions.** Delete this article.

**Article 388 Surface Nonmetallic Raceways.** Delete this article.

**Article 394 Concealed Knob and Tubing Wiring.** Delete this article.

**Article 396 Messenger Supported Wiring.** Delete this article.

**Article 398 Open Wiring on Insulators.** Delete this article.

**Article 408.54.1 Use of Tandem type overcurrent devices.** Add a new Article 408.54.1 as follows:

Where tandem, duplex, or similar overcurrent devices are used in a service panel, proof shall be provided to the Chief Code Official that circuits are properly balanced. Proof shall be provided in a written form using a panel schedule, by a registered or licensed electrician.

**Article 604.10 Manufactured Wiring Systems.** Delete exceptions, manufactured wiring shall not be allowed in any concealed location as defined in Article 100 or outdoor locations.

**Article 604.100(3) Flexible Cord.** Delete entire section

**Article 605.6 Lighting Accessories.** Add following subsection after (C); (D) Task Lighting. Task lighting for office furnishing shall be individually fused.

(Ord. O2017-38, 6-19-2017)

**8-8-3: ELECTRICAL CONTRACTOR - LICENSE REQUIRED:**

A. Definition: The term "electrical contractor" as used in this section means any person, firm or corporation engaged in the business of installing or altering by contract or otherwise, electrical equipment for the utilization of electricity supplied for light, heat or power, not including radio apparatus or equipment for wireless reception of sounds and signals, and not including apparatus, conductors and other equipment installed for or by public utilities, including common carrier, which are under the jurisdiction of the Illinois Commerce Commission for use in their operation as public utilities; but the term "electrical contractor" does not include employees by such contractor to do or supervise such work.

B. License Required: All contracted electrical work must be performed by a licensed electrical contractor. Within the corporate limits of the City, it shall be unlawful for any person to engage in the business of "electrical contractor" as defined in this section without first being licensed as an electrical contractor. Electrical contractors performing work within the City must have a valid license obtained by passing a written electrical examination offered by an approved municipality or national contractor/trades journeyman or higher electrician certification by the International Code Council.

C. False Statements Prohibited: It shall be unlawful for any person to provide false statements or documentation as part of a building permit application regarding the electrical contractor license. In addition to any other penalties set forth in this section, if, after examination by the Chief Code Official, information or documents provided as part of a building permit application are found to be untrue, the application for building permit shall immediately become null and void.

D. Penalty: Any person violating any provisions of this section will be subject to the fine provided in Section 1-4-1 of this code for each offense. Each day of violation constitutes a separate and distinct offense. (Ord. O2017-38, 6-19-2017; amd. Ord. O2018-10, 3-19-2018; Ord. O2021-42, 11-15-2021)

**8-8-4: RESERVED.**

## **CHAPTER 9 RESIDENTIAL CODE**

### **8-9-1: ADOPTION OF THE RESIDENTIAL BUILDING CODE:**

The 2021 edition of the International Residential Code, as published by the International Code Council, Inc., is hereby adopted as the Residential Building Code of the City of Warrenville in the State of Illinois, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress and for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 2021 edition of the International Residential Code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in section 8-9-2 of this chapter. (Ord. O2017-38, 6-19-2017)

### **8-9-2: AMENDMENTS TO THE RESIDENTIAL BUILDING CODE:**

#### **A. Rules of Construction.**

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IRC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IRC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IRC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IRC 2021.

**B. Amendments.** The following sections and appendices of the IRC 2021 are hereby added, inserted, deleted, and/or modified as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois."

**Section 105.2 Work exempt from permit.** Amend as follows:

Building:

Building exemption 1. Delete and replace as follows: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 50 square feet.

Building exemption 2. Delete and replace as follows: Repair or replacement of existing legally permitted gates, and fences not exceeding 30% of the existing linear length, provided repairs or replacement is fabricated with materials of the same style and dimensions.

Building exemption 5. Delete (sidewalks and driveways)

Building exemption 10. Delete. (decks)

**Section 105.5 Expiration.** Delete and replace as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Building permits shall expire if permitted work is not completed within one year after date of permit issuance, except when an extension as provided in this section is granted.

The Chief Code Official is authorized to grant an extension upon written request from the permit holder. The written request shall demonstrate the justifiable cause for the requested extension. Justifiable causes may include delays due to weather, labor strikes, supply shortages, or similar reasons. Such extension may be granted for a period not to exceed 180 days. Request for each extension may require a fee to cover the costs of administration and additional inspections but shall not be greater than 25 percent of the original building permit fee. Not more than two extensions may be granted by the Chief Code Official.

**Section 106.1 Fire Plan Review.** Amend to add an additional paragraph as follows:

Not less than two sets of fire suppression plans for attached dwelling units shall be provided to the Warrenville Fire Protection District to determine whether submitted plans comply with the requirements R313.1 and R313.1.1 as amended herein. If the submitted plans comply with aforementioned codes, then the Fire Prevention Bureau or third party reviewing service shall endorse said plans accordingly and deliver the same to the Building Division. If submitted plans do not meet the provisions of aforementioned codes, then the plans shall be returned to the applicant with a memorandum identifying the specific deficiencies and code section(s) cited. All applicable fees for reviews and inspections assessed by the Warrenville Fire Protection District or third party service shall be paid by the applicant directly to the reviewing provider.

**Section 109.1.1.1 Spot Survey.** Add a new Section 109.1.1.1, titled "Spot Survey," as follows:

Upon completion of the foundation walls and any structural elements which are necessarily part of the construction of the foundation walls, and before proceeding with further construction, the applicant shall file a survey prepared, signed, and sealed by an Illinois professional land surveyor, showing the location of the structure and the elevation of the top of the foundation walls at all four corners, or the average top of foundation for which a permit has been issued.

**Section 110.4 Temporary Certificate of Occupancy.** Amend to add to the following to the end of this section:

Reasons for issuing a temporary certificate of occupancy shall be limited to lot improvements required by this title that cannot be performed due to winter weather conditions. The required improvements shall be completed no later than June 1 following that winter. Adequate security to guarantee the completion of the improvements shall remain in force.

Fees and deposits for a temporary certificate of occupancy shall be paid in accordance fee schedule in Title 8, Chapter 20, Section 1 of the Warrenville Municipal Code.

**Section 112 Board of Appeals.** Delete this section in its entirety and replace as follows:

**Section 112 Means of Appeal.**

**Section 112.1 General.** The City of Warrenville Plan Commission shall hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code.

**Section 112.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The City of Warrenville Plan Commission shall have no authority to waive requirements of this code.

**SECTION 115 CONSTRUCTION SITE REQUIREMENTS.** A new Section 115, titled "Construction Requirements," is added as follows:

**Section 115.1 Construction site sign.** A temporary construction sign shall be posted not closer than one foot behind the property line where a new building is being constructed. The sign shall not exceed six square feet in area, nor five feet in height. The sign shall display the construction company name and telephone number, and the site address with at least three-inch letters and numbers. The sign shall also display the Building Permit.

**Section 115.2 Site Protection required.** All demolition or construction that involves trenching, excavation, or similar work shall have fencing installed around the entire perimeter of the site as deemed necessary by the Chief Code Official. All fencing shall be not less than four-foot high chain link fence attached to driven posts, or installed on pedestals or stands fortified to resist wind loads. Fencing shall be installed at the start of any excavation or demolition, and be maintained. Fencing shall not be removed until the structure(s) are completed and secured and hazards no longer exist on the site.

**Section 115.3 Waste Container.** All demolition, new construction, room additions and remodeling projects must have a dumpster or container on site which is adequate in size for the containment and disposal of all job site refuse.

**Section 115.4 Temporary access drive.** A temporary access drive is required from the start of any excavation or demolition until prior to final grading. The access drive shall be placed anywhere vehicles drive upon the construction site or parkway. The access drive shall be constructed of a material such as gravel or woodchips that will provide a sufficient barrier to prevent soil from embedding into vehicle tires. In addition, the access drive shall provide a safe, clear and unobstructed pathway from the public property to the site under construction in order to allow access for inspections.

**Section 115.5 Toilet facilities required.** Not less than one (1) toilet facility in conformance with ANSI Z4.3 shall be provided on construction sites where indoor toilet facilities are not available.

**Table 301.2 (1) Climatic and geographic design criteria.** Amend to read as follows:

Ground Snow Load = 25lbs/sq ft

Wind Design:

Speed = 115

Topographic Effects = No

Special Wind Region = No

Windborne Debris Zone = None

Seismic Design Category = A

Subject to Damage From:

Weathering = severe

Frost Line Depth = 42 inches

Termite = moderate to heavy

Ice Barrier Underlayment Required = Yes

Flood Hazards = See Note

Air Freezing Index = 2000

Mean Annual Temp = 52 degrees F

Manual J Design Criteria

Elevation = 732

Altitude Correction Factor = None

Coincident wet bulb = 74 degrees F

Indoor winter design dry-bulb temperature = 72 degrees F

Outdoor winter design dry-bulb temperature = -4 degrees F

Heating temperature difference = 72

Latitude = 41.8

Daily range = M

Indoor summer design relative humidity = 50%

Summer design gains =

Indoor summer design dry-bulb temperature = 75 degrees F

Outdoor summer design dry-bulb temperature = 89 degrees F

Cooling temperature difference = 14 degrees

**Add Flood hazard note:** Contact City Engineer for specific lot flood hazard

**Section 313.2 One- and two-family dwellings automatic sprinkler systems.** Amend to read as follows:

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required for additions, alterations or accessory structures to existing buildings that are not already provided with an automatic residential sprinkler system.
2. An automatic residential fire sprinkler system shall not be required for new construction when all of the following apply:
  - a. Underside of all interior stairs within two-family dwelling units are protected with at least one half inch (0.5") of taped and mudded gypsum board or equivalent. Not required for single family dwelling units.
  - b. Each one- and two-family dwelling unit has at least two (2) means of egress.
  - c. The dwelling units are separated by a minimum two (2) hour assembly.

**Section 402.1 Wood Foundations.** Amend to read as follows:

Wood foundation walls are not allowed in any new construction.

**Section 403.2 Footings for wood foundations.** Delete this section in its entirety.

**Section 404.1.5.3 Pier and curtain wall foundations.** Delete and replace with the following:

Concrete pier foundations are only allowed for open porches and screen rooms which are covered by roof structures attached to the principal building. Provided that design for any such structure must be signed, sealed, and certified by a licensed Illinois architect or structural engineer as being sufficient to meet or exceed all applicable loading requirements of this code.

Concrete pier footing and curtain wall foundation systems are allowed for conversion of open porches and screen rooms into habitable spaces. Provided that design for any such structure must be signed, sealed, and certified by a licensed Illinois architect or structural engineer as being sufficient to meet or exceed all applicable loading requirements of this code.

**Section 404.2 Wood foundation walls.** Delete this section in its entirety.

**Section 405.2 Wood foundations.** Delete this section in its entirety.

**Section 406.3 Damp-proofing for wood foundations.** Delete this section in its entirety.

**Table 507.4 Deck Posts.** Add note: Regardless of species or tributary area, the maximum height for a 4x4 post is four feet (4').

**Section 507.4.1 Deck post to deck footing connection.** Amend to read as follows:

Where posts bear on concrete footings in accordance with Section R403 and Figure R507.3, lateral restraint shall be provided by manufactured connectors. Other footing systems shall be permitted.

Exception: Where expansive, compressible, shifting or other questionable soils are present, surrounding soils shall not be relied on for lateral support.

**Chapter 26 through 32 Plumbing:** Delete these chapters in their entirety. Plumbing materials and systems shall comply with the most recent published edition of the Illinois State Plumbing Code and Chapter 5 of Title 8 of the City of Warrenville Municipal Code.

**Section 3303.1.4 Piping.** Delete last sentence and add:

New subsurface drainage (sump pump) systems and existing systems which are undergoing expansion shall be connected to a 3" (minimum) subsurface, privately owned and maintained pipe which either discharges into an approved storm sewer system or storm water management detention/retention facility. When the City Engineer determines such a storm sewer or detention/retention facility is not adjacent or reasonably accessible to an individual lot, the City Engineer may allow the subsurface drainage system to discharge into a drainage swale or other location intended to minimize the negative impacts of the sump pump discharge on both the property discharging the water and adjacent properties.

**Part VIII Electrical.** Deleted, reference 8-8-1 and 8-8-2 of the City of Warrenville Municipal Code for specific electrical codes.

### **Adopt Appendix AF Radon Control Methods**

**AF101.2 Conflicts.** Add a new Section AF101.2, titled "Conflicts," as follows:

Where conflicts occur between provisions of Appendix AF and the Illinois Joint Committee on Administrative Rules (JCAR) Mitigation Standard for New Residential Construction, the JCAR provisions shall take precedence over the provisions of Appendix AF.

**AF 103.13 Installation of active mitigation systems.** Add a new Section AF 103.13, titled "Installation of active mitigation systems," as follows:

The installation of an active mitigation system shall only be performed by a licensed radon contractor in accordance with the Illinois Joint Committee on Administrative Rules (JCAR) Mitigation Standard for New Residential Construction. The installation of radon resistant construction may be performed by a residential building contractor or his or her subcontractors or a radon contractor during new residential construction. Only a radon contractor may install a radon vent fan or upgrade a passive new construction pipe to an active mitigation system.

### **Adopt Appendix AJ Existing Buildings**

### **Adopt Appendix AK Sound Transmission**

(Ord. O2017-38, 6-19-2017)

**CHAPTER 10  
SWIMMING POOL AND SPA CODE**

**8-10-1: ADOPTION OF THE POOL AND SPA CODE:**

The 2021 International Swimming Pool and Spa Code as published by the International Code Council, Inc., is hereby adopted by the City of Warrenville for the regulation of swimming pools and spas as herein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the 2021 International Swimming Pool and Spa Code (ISPSC 2021) are hereby referred to, adopted and made a part hereof as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in section 8-10-2 of this chapter. (Ord. O2017-38, 6-19-2017)

**8-10-2: AMENDMENTS TO THE POOL AND SPA CODE:**

**A. Rules of Construction.** The word "Add" preceding a provision of this Section means that such provision is thereby added to and made part of the ISPSC 2021 as though fully set forth at the referenced section.

The word "Amend" preceding a provision of this Section means that such provision amends the referenced section of the ISPSC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" preceding a provision of this Section means that such provision deletes the referenced section from the ISPSC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the ISPSC 2021.

**B. Amendments.** The following sections and appendices of the ISPSC 2021 are hereby added, inserted, deleted, and/or modified as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.

Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois."

Except as referenced in the 2021 International Swimming Pool and Spa Code for residential swimming pools, chapters 4, 5, and 6 shall be deleted. All references to public use pools shall be referred to and enforced by statutes of Illinois title 77: Public Health chapter 1: Department Of Public Health subchapter n: Recreational Facilities part 820 Swimming Facility Code.

**Section 102.7.2. Applicability of the Illinois State Plumbing Code.** Add a new Section 102.7.2 as follows:

Where the international plumbing code is referenced in this code, the provisions of the Illinois state plumbing code shall be referenced as the minimum requirements. Where the Illinois state plumbing code provisions do not apply to the references of the international plumbing code, the requirements in part VII of the most recent version of the international residential code adopted by the city of Warrenville shall then apply.

**Section 103.1 Creation of enforcement agency.** Insert Building Division

**Section 105.1.1. Permit Exemption.** Add a new Section 105.1.1 as follows:

Permits shall not be required for any above ground swimming pools less than 24 inches in depth of water capacity and not exceeding 250 square feet provided they do not have a pump, filtration system, heater or other need for power. Exemption from permit requirements of this code shall not be deemed to grant authorization for any pool to be installed or used in any manner in violation of the provisions of this code or any of the ordinances of the city of Warrenville.

(Ord. O2017-38, 6-19-2017)