

**AMENDING CHAPTER 24 "BUILDING CODE" OF THE CITY OF DEKALB, ILLINOIS MUNICIPAL CODE.**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, the City's Chief Building Official and the City's Building Code Review Board recommend adopting an amendment to the City's Building Code as set forth in the attached and incorporated Exhibit A (the "Amendment"); and

**WHEREAS**, the City's corporate authorities find that approving the Amendment is in the City's best interests for the protection of the public health, safety, and welfare; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The recitals to this ordinance are true, material, adopted and incorporated as Section 1 to this ordinance.

**SECTION 2:** The City's corporate authorities adopt and approve the Amendment attached and incorporated as Exhibit A.

**SECTION 3:** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provision of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supersede state law.

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 9<sup>th</sup> day of December 2024 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Larson, Smith, Perkins, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Zasada. Second Reading waived by a 7-0-1 roll call vote. Aye: Larson, Smith, Perkins, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Zasada.



  
**COHEN BARNES, Mayor**

ATTEST:

  
Ruth A. Scott, Executive Assistant

## **CHAPTER 24 “BUILDING CODE”**

**LATEST REVISION:** September 9, 2024 (Ordinance 2024-043)

### **SECTIONS:**

**24.01            ADOPTION: INTERNATIONAL BUILDING CODE /~~2015~~2021.r**

**24.02            24.01-01 AMENDMENTS.**

**24.03            PLAN REVIEW AND**

**SUPPLEMENTAL PERMIT FEES. ARTICLE 0:**

#### **CONTRACTOR REQUIREMENTS.**

- **Section 0.01 – Registration of Construction Managers and General Electrical and Mechanical Contractors.**
- **Section 0.02 – State of Illinois Department of Public Health Licensed Plumbing Contractors.**
- **Section 0.03 – State of Illinois Licensed Roofing Contractors.**
- **Section 0.04 – State of Illinois Licensed Private Alarm Contractors.**
- **Section 0.05 – State of Illinois Licensed Fire**

**Sprinkler 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. ARTICLE 7:**

#### **INTERNATIONAL EXISTING**

**BUILDING CODE. ARTICLE 8: NATIONAL**

**ELECTRICAL CODE.**

**ARTICLE 9: STATE OF ILLINOIS PLUMBING CODE.**

**ARTICLE 10: INTERNATIONAL PROPERTY MAINTENANCE CODE.**

## 24.01 ADOPTION: INTERNATIONAL BUILDING CODE / ~~2015~~ 2021.

- 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~~2021, ~~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~~ and shall be available in the Building ~~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; 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." Notwithstanding any provision to the contrary in this Chapter or in any of the codes or regulations adopted pursuant to the provisions of this Chapter, the City may use the administrative procedure provided by Chapter 17 of the City's Municipal Code to enforce the provisions of this Chapter 24 including, but not limited to, the administrative search warrant, the notice of violation, the hearing of the violation, the decision of the violation, and the appeal of the violation.

- International Building Code - ~~2015 Edition~~ 2021 Edition
- International Residential Code for One-and Two-Family Dwellings - ~~2015 Edition~~ 2021 Edition
- International Fire Code - ~~2015 Edition~~ 2021 Edition
- International Plumbing Code - ~~2015 Edition~~ 2021 Edition (Chapter 11 - For Roof Drainage Only)
- International Mechanical Code - 2021 Edition
- International Fuel Gas Code - 2021 Edition
- International Swimming Pool and Spa Code - ~~2015 Edition~~ 2021 Edition
- International Existing Building Code - ~~2015 Edition~~ 2021 Edition
- International Property Maintenance Code - ~~2015 Edition~~ 2021 Edition
- National Electrical Code (NFPA 70) - 2023 Edition
- Illinois Plumbing Code - 2014
- Illinois Energy Conservation Code - 2021 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
- 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.

## **ARTICLE 0 CONTRACTOR REQUIREMENTS**

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 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 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.
- 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.



## ARTICLE 1 INTERNATIONAL BUILDING CODE

The following sections of the International Building Code, ~~2015~~ 2021-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.** 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.** The provisions of the Illinois Energy Conservation Code ~~–~~ 2015 2021 Edition shall apply to all matters governing the design and construction of buildings for energy efficiency.

**103.1 Creation of Enforcement Agency.** 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.

### SECTION 105 PERMITS

**105.2 Work exempt from permit.** ~~ADD: All zoning and municipal codes shall be met.~~

**(B) 105.2, 1.** One-story detached accessory structures without foundations, used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet. Such exempt structures shall comply with all zoning and municipal codes.

**(B) 105.2, 2.** Fences under 3 feet in height. Such fences shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**(B) 105.2, 4.** Retaining walls that are not over 4 feet in height measured from the ~~lowest point of finish grade~~ bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

**(B) 105.2, 6.** Private sidewalks not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route. Private sidewalks shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**(B) 105.2, 7.** ~~Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that do not affect other construction elements requiring permits.~~

**(B) 105.2, 9.** Prefabricated swimming pools accessory to a Group R-3 occupancy that ~~have~~ are less than 24 inches water depth ~~(610 mm) deep~~, are not greater than 5,000 gallons ~~(18-925 L)~~ and are installed entirely above ground. Such pools shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**(B) 105.2, 10.** Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. Such structures shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**(B) 105.2, 11.** Swings and other playground equipment accessory to detached one- and two-family dwellings. Swings and other playground equipment shall comply with setbacks, locations and all provisions of the City of DeKalb Municipal Code.

**(B) 105.2, 12.** Window Awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support. ~~shall comply with applicable provisions of the City of DeKalb Municipal Code.~~

(B) 105. 2,13 Non fixed ad movable fixtures, cases racks, counters and partitions not over 5 feet 9 inches in height.

**(E) 105.2.** Provisions of the presently adopted edition of the NEC shall govern code requirements related to electrical installation.

**(P) 105.2, 1.** Plumbing work requiring a permit shall be as prescribed by the Illinois Department of Public Health (IDPH) within the currently adopted edition 2014 Illinois State Plumbing Code-  
and City of DeKalb adopted amendments.

**(P) 105.2, 2.** Plumbing work requiring a permit shall be as prescribed by the Illinois Department of Public Health (IDPH) within the currently adopted edition 2014 Illinois State Plumbing Code and  
City of DeKalb adopted amendments.

**109.2 Schedule of Permit Fees.** 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

# SCHEDULE "A" NEW CONSTRUCTION BUILDINGFEES

ONE & TWO FAMILY DWELLINGS (Single Family Detached & Duplexes)

January 1, 2016

Building & Engineering Plan (Land Drainage Alteration) Review Fee \$ 300.00

(These fees must accompany the permit application at time of submittal)

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
* - Any subsequent increase shall be an additional cost.				10,000 +	\$ 5,978

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	<del>Inspection</del> Inspection-HVAC							
\$	60	Inspection-Insulation							
\$	60	Inspection-Plumbing							
\$	60	Inspection-Structural							

SCHEDULE "B" MINOR & MISCELLANEOUS PERMIT BUILDING FEES									
ONE & TWO FAMILY DWELLINGS (Single Family Detached & Duplexes)									
January 1, 2016									
ADDITIONS/ALTERATIONS									
ADDITIONS					ALTERATIONS/REMODELING				
(Includes roofed porches, decks & patios)					(Includes interior demolition)				
\$	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				
Additions/Alterations, Change-Outs & Retrofits					Additions/Alterations, Change-Outs & Upgrades				
\$	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				
Additions/Alterations, Change-Outs & Retrofits					Upgrades & Replacements				
\$	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			Water / Fire Tap & Retap		Water Capital Fee		
		(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
STORM SEWER									
Repair/Replacement & Upgrades									
\$	60	up to 6"							
\$	120	6" - 12"							
\$	240	over 12"							
SANITARY SEWER									
Repair/Replacement & Upgrades									
\$	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	InsepectionInspection-HVAC			\$	632	1-1/2"		
\$	60	Inspection-Insulation			\$	1,902	2"	* For Turbo or	
\$	60	Inspection-Plumbing			\$	2,314	3" *	specialty meter	
\$	60	Inspection-Structural			\$	3,523	4" *	prices see Water	
\$	60				\$	4,430	6" *		
					Actual Cost	8", 10" or 12"			

\* For Turbo or specialty meter prices see Water

GARAGES & ACCESSORY STRUCTURES									
GARAGES (Detached)					ACCESSORY STRUCTURES (Sheds or Gazebos)				
\$ 120	Single Stall	<i>(includes Site Drainage Fee)</i>			\$ 45	120 sq ft and under			
\$ 45	Each Additional Car Space, or portion thereof				\$ 60	over 120 sq ft			
	PLUS, if applicable					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 <i>(if applicable)</i>			
\$ 45	Patio (brick or concrete)				\$ 180	In-Ground Pool, PLUS			
\$ 60	Porch (without roof)				\$ 100	Electrical Fee <i>(if applicable)</i>			
\$ 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								

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						\$1,000		Plan Review-Expedited						
(This fee must accompany the building permit application at time of submittal)								\$1000 plus B & F Technical's fee + 10%						
Engineering Plan (Site Improvement) Review Fee										\$ 1,000.00				
(This fee must accompany the site improvement permit application at time of submittal)														
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	
2001 - 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			\$ 5,411		58,001 - 59,000			\$ 11,498		91,001 - 92,000			\$ 17,585	
26,001 - 27,000			\$ 5,592		59,001 - 60,000			\$ 11,679		92,001 - 93,000			\$ 17,766	
27,001 - 28,000			\$ 5,773		60,001 - 61,000			\$ 11,860		93,001 - 94,000			\$ 17,947	
28,001 - 29,000			\$ 5,954		61,001 - 62,000			\$ 12,041		94,001 - 95,000			\$ 18,128	
29,001 - 30,000			\$ 6,135		62,001 - 63,000			\$ 12,222		95,001 - 96,000			\$ 18,309	
30,001 - 31,000			\$ 6,316		63,001 - 64,000			\$ 12,403		96,001 - 97,000			\$ 18,490	
31,001 - 32,000			\$ 6,497		64,001 - 65,000			\$ 12,584		97,001 - 98,000			\$ 18,671	
32,001 - 33,000			\$ 6,678		65,001 - 66,000			\$ 12,765		98,001 - 99,000			\$ 18,852	
33,001 - 34,000			\$ 6,859		66,001 - 67,000			\$ 12,946		99,001 - 100,000			\$ 19,033	
SQUARE FEET			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														



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	Commercial Kitchen Ansul/Exhaust Hoods						\$	60
51,001	-	75,000	\$	422								
75,001	-	100,000	\$	483								
\$ 121	per each additional 100,000 sq.ft. over 100,000 sq. ft.											
ELECTRICAL (based on service, PLUS square footage)												
FEE		AMP SERVICE			P L U S	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"							

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 (w ill 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		\$500.00 Plan Review Fee plus \$150.00 Test Fee plus \$0.60 per head inspection fee							
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.									
MISCELLANEOUS NOTES									
Items that require a separate minor permit application submittal will be as follows:									
Fence						INSPECTIONS/REINSPECTIONS			
Deck, Patio or Porch (Open - Brick or Concrete)						\$	60	Inspection-Electrical	
Swimming Pool, Hot Tub or Spa						\$	60	Inspection-Engineering	
Accessory Building (Shed or Gazebo)						\$	60	Inspection-Fire Prevention	
Signs						\$	60	Inspection- <del>Inspection</del> -HVAC	
Liquid Tanks & Pumps - Flammable and Combustible						\$	60	Inspection-Insulation	
Elevators						\$	60	Inspection-Plumbing	
Lawn Sprinkler						\$	60	Inspection-Structural	
Alarm or Security System									

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 Technlcal's fee + 10%					
BUILDING FEESCHEDULE - 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				
2001 -	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												

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

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	Electrical Fee (if applicable)		
\$	60	Patio (brick or concrete)			\$	180	In-Ground Pool, PLUS		
\$	60	Porch (without roof)			\$	100	Electrical Fee (if applicable)		
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									
					TOW SIGN				
\$	60	Non-Illuminated (each)			\$	60	Permit Fee		
\$	60	Illuminated (each), PLUS electrical			\$	60	Change of Locator Fee		
\$	45	Electrical Inspection Fee (if applicable)							
\$	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)					PLUS TANK REMOVAL FEE, IF APPLICABLE		
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 (Flammable & Combustible)					SATELLITE DISH				
\$	90	Minimum Inspection Fee, PLUS			\$	42	Greater Than 18" (inspection fee)		
\$	45	Inspection Fee for Removal of Tank							
ELEVATOR					LIQUID PUMPS (Flammable & Combustible)				
\$	75	Plan Review Fee			\$	60	Minimum Inspection Fee		
Plus annual license/inspection fee									
MISCELLANEOUS STRUCTURES SQUARE FEET					LAWN SPRINKLER				
\$	120	(fee includes Site Drainage Fee)			\$	120	Minimum Inspection		
		PLUS any applicable HVAC, Electrical, Plumbing, or Water Fees							
\$	60	Temporary Structure (tents, seasonal buildings)			ANTENNA CO-LOCATE				
					\$	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		

This topic is covered in Section 111.2 this amendment is redundant.

~~**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.** 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 may 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.

Prior to issuance of the temporary Certificate of Use and Occupancy, the owner shall file with the City, for the use of the City, one of the following: a corporate surety bond issued by an Illinois insurance company or one licensed to do business in the State of Illinois; a letter of credit from an appropriate financial institution; or a cash deposit. Forms for these financial assurances are available from the Community Development Director.

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 of a fine 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. 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.** Any person who is injured by the Chief Building Official's enforcement of this Code shall file a written appeal to the Chief Building Official within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The Chief Building Official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code.

**115.4 Failure to comply.** ~~**115.3 Unlawful Continuance.**~~ 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.~~

~~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 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.** 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. 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.

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 passageways.
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. At the discretion of the Fire Chief.
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 cooking 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.**

#### **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.~~

~~**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.** Deleted in its entirety. Refer to the *Illinois Accessibility Code*.

### **SECTION 1211 MULTIPLE DWELLING BUILDING SECURITY REGULATIONS.**

~~**1211.1 Scope.** The following security requirements shall apply to all "Multiple Dwelling Buildings."~~

~~**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:~~

~~**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.~~

~~**Doorstops.** 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."~~

~~**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.~~

~~**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.~~

~~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.~~

~~**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.~~

~~**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 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 doorknob. 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.~~

~~**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 doorknob, 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 doorknob 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 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.~~

~~**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.~~

~~**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.~~

## **SECTION 16 STRUCTURAL DESIGN**

### **SECTION 1604 GENERAL DESIGN REQUIREMENTS**

**1604.8 Anchorage.** Buildings and other structures and portions thereof, shall be provided with anchorage in accordance with Section 1604.8.1 through 1604.8.4, as applicable

**1604.8.4 Pier/Post Holes.** Decks and fences requiring piers or post holes shall have holes dug to 42" depth and filled with concrete.

### **SECTION 1608 SNOW LOADS**

**1608.2 Ground snow loads.** ADDED: The design ground snow load in the City of DeKalb shall be 30 psf.

**CHAPTER 29 PLUMBING SYSTEMS** is deleted and replaced with the currently adopted Illinois Plumbing Code with Amendments.

## **CHAPTER 31 SPECIAL CONSTRUCTION**

### **SECTION 3115 INTERMODAL SHIPPING CONTAINERS**

**3115.1 General.** ADDED: Intermodal shipping containers will not be used for Residential Group R

**3303.1 Construction Documents.** 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.** 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.

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

The following sections of the International Residential Code, ~~2015~~ 2021 edition are hereby revised as follows:

~~**R104.1 General. 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.~~

**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.

**R105.2, 1.** One-story detached accessory structures without foundations, used as tool and storage sheds, playhouses, and similar uses, provided the floor area is not greater than 120 square feet. Such exempt structures shall comply with all zoning and municipal codes.

**R105.2, 2.** Fences under 3 feet in height. Such fences shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**R105.2, 3.** Retaining walls that are not over 2 feet in height measured from the ~~lowest point of finish grade~~ bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids. Such retaining walls shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**R105.2, 5.** Private sidewalks not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route. ~~are exempt from a permit.~~ Private sidewalks shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

R105.2, 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that do not affect other construction elements requiring permits.

**R105.2, 7.** Prefabricated swimming pools that ~~are~~ have less than 24 inches water depth, deep ~~are not greater than 5,000 gallons~~ and are installed entirely above ground. Such pools shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**R105.2, 8.** ~~Swings and other playground equipment are exempt from permit.~~ Swings and other playground equipment, When installed shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

**R105.2, 9.** ~~No permit required.~~ Window Awnings in Group R-3 and U occupancies supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support. ~~m~~Must comply with applicable provisions of the City of DeKalb Municipal Code.

**R105.2, 10.** Decks not exceeding 120 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4. ~~Such structures, including those exempted,~~ When installed shall comply with setbacks, locations, and all provisions of the City of DeKalb Municipal Code.

(E) R105.2, 1. ADD: Provisions of the presently adopted edition of the NEC shall govern coed requirements related to electrical installation.

**(G) R105.2, 1.** Portable heating, cooking or clothes drying appliances provided no permanent connection to gas supply is necessary.

~~**(M) R105.2, 1.** Portable heating appliances provided no permanent connection to mechanical systems is necessary.~~

~~**(M) R105.2, 2.** Portable ventilation appliances provided no permanent connection to mechanical systems is necessary.~~

~~(M) R105.2, 3. Portable cooling units provided no permanent connection to mechanical systems is necessary.~~

(P) R105.2, 1. Plumbing work requiring a permit shall be as prescribed by the Illinois Department of Public Health (IDPH) within the ~~2014~~ Illinois State Plumbing Code and City of DeKalb adopted amendments.

(P) R105.2, 2. Plumbing work requiring a permit shall be as prescribed by the Illinois Department of Public Health (IDPH) within the ~~2014~~ Illinois State Plumbing Code and City of DeKalb adopted amendments.

**R110.4 Temporary Occupancy.** 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 may 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.

Prior to issuance of the temporary Certificate of Use and Occupancy, the owner shall file with the City, for the use of the City, one of the following: a corporate surety bond issued by an Illinois insurance company or one licensed to do business in the State of Illinois; a letter of credit from an appropriate financial institution; or a cash deposit. Forms for these financial assurances are available from the Community Development Director.

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 of a fine 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. 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.

## **SECTION R112 APPEALS.**

**R112.1 General.** Any person who is injured by the Chief Building Official's enforcement of this Code shall file a written appeal to the Chief Building Official within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The Chief Building Official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code.

**R113.4 Violation penalties.** 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.**

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA						
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	CLIMATE ZONE
	Speed <sup>d</sup> (mph)	Topographic Effects <sup>k</sup>	Special Wind Region <sup>l</sup>	Windborne Debris Zone <sup>m</sup>		
30psf	115	No	No	No	A	5A

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

- ~~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.** 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.** Garage and carports floor surfaces shall be of approved noncombustible material. That area of floor used for parking automobiles or other vehicles shall be sloped 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.** Deleted in its entirety. ~~Refer to R302.13 Fire Protection of Floors.~~

**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).

**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.** 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.

~~**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.** Subfloor shall not be less than 3/4-inch nominal thickness in new construction unless approved by Chief Building Official.~~

## SECTION R905 REQUIREMENTS FOR ROOF COVERINGS

### R905.1 Roof covering application.

R905.1 a) Existing structures with deteriorated 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 span rated plywood sheathing.

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

**M1201.2 Application.** 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.

~~**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.** 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.** 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.** All electrical to comply with the currently adopted edition of Chapter 24 Article 8 the NFPA-70 National Electrical Code with amendments.

**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.

### ARTICLE 3 INTERNATIONAL FIRE CODE

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

**[A] 101.1 Title.** 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~~ General.** 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.”

**105.65 Require Operational Permits.** The fire Code Official is authorized and may issue operational permits for the operations set forth in Sections 105.65.1 through 105.65.4652.

**[A] 105.76 Required Construction Permits.** The fire Code Official is authorized to review and approve construction permits for work as set forth in Sections 105.76.1 through 105.76.1324.

**[A] ~~108.111.1~~ Amend as follows: Means of Appeal.** Any person who is injured by the Chief Building Official's enforcement of this Code shall file a written appeal to the Chief Building Official within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The Chief Building Official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code.

**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)~~ twenty-five (25) feet from any house, fence, accumulations of combustibles, other buildings, or lot line.
2. A pile no more than three (3) feet in diameter and two (2) feet in height ~~Only small amounts are-is~~ 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.

**307.4.3 Portable outdoor fireplaces.** Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material.

Exception: Portable outdoor fireplaces used at one and two family dwellings.

**506.1: Where Required.** All new commercial buildings or buildings that are 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. The key box shall be a KNOX BOX. The KNOX BOX shall be a size and type approved by the Fire Chief. The KNOX BOX shall be located and installed as approved by the Fire Chief. This ~~key box~~ KNOX 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.~~

~~**903.2.11.1 Stories Without Openings.** 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.** A portable fire extinguisher shall be installed in accordance with Sections 906.3.1 through 906.3.4 as well as the requirements listed below. ~~the following locations in accordance with NFPA 10 and in the additional locations specified in 906.1 of the International Fire Code.~~ 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.

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 passageways.
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.
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 at the discretion of the Fire Chief.
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.**

##### **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.

**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.** Approved fire extinguishers complying with Section 906 with a minimum rating of ~~2-A:40-BC~~4A:640-BC shall be located at the attendants control station.

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



## ARTICLE 4 INTERNATIONAL MECHANICAL CODE

The following sections of the International Mechanical Code, 2021 edition are hereby revised as follows:

**603.6 Flexible Air Connectors.** Flexible air connectors, both metallic and nonmetallic, shall comply with Sections 603.6.2 through 603.6.4.

**603.6.3 Air temperature.** The design temperature of air to be conveyed in flexible air connectors shall be less than 250°F (121°C).

**603.6.4 Flexible air connector clearance.** Flexible air connectors shall be installed with a minimum *clearance* to an *appliance* as specified in the *appliance* manufacturer's installation instructions.

## **ARTICLE 5 INTERNATIONAL FUEL GAS CODE**

The following sections of the International Fuel Gas Code, 2021 edition are hereby revised as follows:

**113 Means of Appeal** is deleted in its entirety and replaced with: Any person who is injured by the Chief Building Official's enforcement of this Code shall file a written appeal to the Chief Building Official within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The Chief Building Official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the City of DeKalb Municipal Code.

**Section 114 Board of Appeals** is deleted in its entirety.

**403.3.2 Steel.** Steel and wrought-iron pipe shall be not less than standard weight (Schedule 40) and shall comply with one of the following standards:

1. ASME B36.10, 10M.
2. ASTM A53/A53M.
3. ASTM A106.

(a) Schedule 10 is prohibited from use.

**404.2.1 Corrugated Stainless-Steel Tubing.** Corrugated stainless steel tubing (CSST) shall not be installed outdoors.

**404.3.1 Corrugated Stainless-Steel Tubing.** Corrugated stainless steel tubing (CSST) shall not be used underground.

### **503.4.1 Plastic piping.**

4.1.1 Cellular core plastic pipe is prohibited from use.

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

## **ARTICLE 6 INTERNATIONAL SWIMMING POOL AND SPA CODE**

The following sections of the International Swimming Pool and Spa Code 2021 edition are amended as follows:

The following sections of the International Swimming Pool and Spa Code 2021 edition are amended as follows:

**SECTION 111 Means of Appeal** is deleted in its entirety and replaced with: Any person who is injured by the Chief Building Official's enforcement of this Code shall file a written appeal to the Chief Building Official within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The Chief Building Official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the City of DeKalb Municipal Code.

**SECTION 112 Board of Appeals** is deleted in its entirety.

**SECTION 202 Definitions.** For the purpose of this Chapter 24 BUILDING CODE, the following words or groups of words shall have meanings assigned to them as hereinafter listed:

**Swimming Pool.** Any structure intended for swimming or recreational bathing that is capable of holding water over twenty-four (24) inches deep. This includes in-ground, above ground, residential, commercial, and on-ground pools, hot tubs, and spas.

**Residential Swimming Pool.** A pool intended for use that is accessory to a detached residential dwelling with the use of single-family and two-family and available only to the household and its guests.

### **SECTION 305 Barrier Requirements.**

**305.1 General.** The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas.

## ARTICLE 7 INTERNATIONAL EXISTING BUILDING CODE

The following sections of the International Existing Building Code, ~~2015~~ 2021 edition are hereby revised as follows:

**[A] 112.1 General.** Any person who is injured by the Chief Building Official's enforcement of this Code shall file a written appeal to the Chief Building Official within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The Chief Building Official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code.

**1401.2 Applicability.** 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.

## ARTICLE 8 NATIONAL ELECTRICAL CODE

The following sections of the National Electrical Code, 2023 edition, are amended as follows:

### **210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.**

A listed Class A GFCI shall provide protection in accordance with 210.8(A) through (F). The GFCI shall be installed in a readily accessible location.

#### **(A) Dwelling Units.**

All 125-volt through 250-volt receptacles installed in the following locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

- (1) Bathrooms
- (2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
- (3) Outdoors
- (4) Crawl spaces — at or below grade level
- (5) Basements
- (6) Kitchens
- (7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking
- (8) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
- (9) Boathouses
- (10) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
- (11) Laundry areas
- (12) Indoor damp and wet locations

*Exception No. 1: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.*

*Exception No. 2: A receptacle supplying only a permanently installed premises security system shall be permitted to omit ground-fault circuit-interrupter protection.*

*Exception No. 3: Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WSAF) installed for the purpose of supporting a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ground-fault circuit-interrupter protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.*

*Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.*

*Exception No. 5: All sump pumps, ejector pumps, and refrigerators/freezers shall be served by a simplex receptacle and no GFCI protection is required.*

### **210.11 Branch Circuits Required.**

Branch circuits for lighting and for appliances, including motor-operated appliances, shall be provided to supply the loads calculated in accordance with 220.10. In addition, branch circuits shall be provided for specific loads not covered by 220.10 where required elsewhere in this *Code* and for dwelling unit loads as specified in 210.11(C).

#### **(A) Number of Branch Circuits.**

The minimum number of branch circuits shall be determined from the total calculated load and the size or rating of the circuits used. In all installations, the number of circuits shall be sufficient to supply the load served. In no case shall the load on any circuit exceed the maximum specified by 220.11.

#### **(B) Load Evenly Proportioned Among Branch Circuits.**

Where the load is calculated on the basis of volt-amperes per square meter or per square foot, the wiring system up to and including the branch-circuit panelboard(s) shall be provided to serve not less than the calculated load. This load shall be evenly proportioned among multioutlet branch circuits within the panelboard(s). Branch-circuit overcurrent devices and circuits shall be required to be installed only to serve the connected load.

#### **(C) Dwelling Units.**

##### **(1) Small-Appliance Branch Circuits.**

In addition to the number of branch circuits required by other parts of this section, two or more 20-ampere small-appliance branch circuits shall be provided for all receptacle outlets specified by 210.52(B).

##### **(2) Laundry Branch Circuits.**

In addition to the number of branch circuits required by other parts of this section, at least one additional 20-ampere branch circuit shall be provided to supply the laundry receptacle outlet(s) required by 210.52(F). This circuit shall have no other outlets.

##### **(3) Bathroom Branch Circuits.**

In addition to the number of branch circuits required by other parts of this section, one or more 120-volt, 20-ampere branch circuit shall be provided to supply bathroom(s) receptacle outlet(s) required by 210.52(D) and any countertop and similar work surface receptacle outlets. Such circuits shall have no other outlets. The 20-ampere GFCI circuit required in bathrooms shall serve a single bathroom.

##### *Exception:*

*Where the 20-ampere circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied in accordance with 210.23(B)(1) and (B)(2).*

##### **(4) Garage Branch Circuits.**

In addition to the number of branch circuits required by other parts of this section, at least one 120-volt, 20-ampere branch circuit shall be installed to supply receptacle outlets, including those required by 210.52(G)(1) for attached garages and in detached garages with electric power. This circuit shall have no other outlets. Additional branch circuits rated 15 amperes or greater shall be permitted to serve receptacle outlets other than those required by 210.52(G)(1).

*Exception No. 1: This circuit shall be permitted to supply outdoor receptacle outlets.*

*Exception No. 2: Where the 20-ampere circuit supplies a single vehicle bay garage, outlets for other equipment within the same garage shall be permitted to be supplied in accordance with 210.23(B)(1) and (B)(2).*

## **210.12 Arc-Fault Circuit-Interrupter Protection.**

Arc-fault circuit-interrupter (AFCI) protection shall be installed in accordance with 210.12(B) through (E) by any of the means described in 210.12(A)(1) through (A)(6). The AFCI shall be listed and installed in a readily accessible location.

### **(A) Means of Protection.**

AFCI protection shall be provided by any of the following means:

- (1) A listed combination-type AFCI installed to provide protection of the entire branch circuit.
- (2) A listed branch/feeder-type AFCI installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type AFCI installed on the branch circuit at the first outlet box, which shall be marked to indicate that it is the first outlet of the branch circuit.
- (3) A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type AFCI installed on the branch circuit at the first outlet box if all of the following conditions are met:
  - a. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit AFCI;
  - b. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor; and
  - c. The first outlet box shall be marked to indicate that it is the first outlet of the branch circuit.
- (4) A listed outlet branch-circuit-type AFCI installed on the branch circuit at the first outlet in combination with a listed branch-circuit overcurrent protective device if all of the following conditions are met:
  - a. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit AFCI;
  - b. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor;
  - c. The first outlet box shall be marked to indicate that it is the first outlet of the branch circuit; and
  - d. The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and listed as such.
- (5) If metal raceway, metal wireways, metal auxiliary gutters, or Type MC or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, metal conduit bodies, and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.
- (6) Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 50 mm (2 in.) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed

outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

## **(B) Dwelling Units.**

All 120-volt, single-phase, 10-, 15-, and 20-ampere branch circuits supplying outlets or devices installed in the following locations shall be protected by any of the means described in 210.12(A)(1) through (A)(6):

- (1) Kitchens
- (2) Family rooms
- (3) Dining rooms
- (4) Living rooms
- (5) Parlors
- (6) Libraries
- (7) Dens
- (8) Bedrooms
- (9) Sunrooms
- (10) Recreation rooms
- (11) Closets
- (12) Hallways
- (13) Laundry areas
- (14) Similar areas

*Exception No. 1: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system installed in accordance with 760.41(B) or 760.121(B). The branch circuit shall be installed in a metal raceway, metal auxiliary gutter, steel-armored cable, or Type MC or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, conduit bodies, and enclosures.*

*Exception No. 2: AFCI protection shall not be required for the individual branch circuit supplying an outlet for arc welding equipment in a dwelling unit until January 1, 2025.*

*Exception No. 3: Arc fault protection is not required for sump pumps, ejector pumps, furnaces, main kitchen refrigerators, freezers, or any circuit as approved by the code official if protected by metal conduit or raceway.*

## **210.19 Conductors — Minimum Ampacity and Size.**

Branch-circuit conductors for circuits not exceeding 1000 volts ac or 1500 volts dc shall be sized in accordance with 210.19(A) through (D).

### **(A) General.**

Branch-circuit conductors shall have an ampacity not less than the larger of the following and comply with 110.14(C) for equipment terminations:

- (1) Where a branch circuit supplies continuous loads or any combination of continuous and noncontinuous loads, the minimum branch-circuit conductor size shall have an ampacity not less than the noncontinuous load plus 125 percent of the continuous load in accordance with 310.14.

*Exception to (1): If the assembly, including the overcurrent devices protecting the branch circuits, is listed for operation at 100 percent of its rating, the ampacity of the branch-circuit conductors shall be permitted to be not less than the sum of the continuous load plus the noncontinuous load in accordance with 110.14(C).*



- (2) The minimum branch-circuit conductor size shall have an ampacity not less than the maximum load to be served after the application of any adjustment or correction factors in accordance with 310.15.

*Exception to (1) and (2): Where a portion of a branch circuit is connected at both its supply and load ends to separately installed pressure connections as covered in 110.14(C)(2), an allowable ampacity in accordance with 310.15 not less than the sum of the continuous load plus the noncontinuous load shall be permitted. No portion of a branch circuit installed under this exception shall extend into an enclosure containing either the branch-circuit supply or the branch-circuit load terminations.*

- (3) All microwaves shall be served by a 20A dedicated circuit.

### **210.52 Dwelling Unit Receptacle Outlets.**

This section provides requirements for 125-volt, 15- and 20-ampere receptacle outlets. The receptacles required by this section shall be in addition to any receptacle that is as follows:

- (1) Part of a luminaire or appliance, or
- (2) Controlled by a listed wall-mounted control device in accordance with 210.70(A)(1), Exception No. 1, or
- (3) Located within cabinets or cupboards, or
- (4) Located more than 1.7 m (5½ ft) above the floor

Permanently installed electric baseboard heaters equipped with factory-installed receptacle outlets or outlets provided as a separate assembly by the manufacturer shall be permitted as the required outlet or outlets for the wall space utilized by such permanently installed heaters. Such receptacle outlets shall not be connected to the heater circuits.

#### **A) General Provisions.**

In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

#### **(1) Spacing.**

Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft) from a receptacle outlet.

#### **(2) Wall Space.**

As used in this section, a wall space shall include the following:

- (1) Any space 600 mm (2 ft) or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, stationary appliances, and fixed cabinets that do not have countertops or similar work surfaces;
- (2) The space occupied by fixed panels in walls, excluding sliding panels; or
- (3) The space afforded by fixed room dividers, such as freestanding bar-type counters or railings

#### **(3) Floor Receptacles.**

Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 450 mm (18 in.) of the wall.

#### **(4) Countertop and Similar Work Surface Receptacle Outlets.**

Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

## **(B) Small Appliances.**

### **(1) Receptacle Outlets Served.**

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by 210.11(C)(1) shall serve all wall and floor receptacle outlets covered by 210.52(A), all countertop outlets covered by 210.52(C), and receptacle outlets for refrigeration equipment.

*Exception No. 1: In addition to the required receptacles specified by 210.52, switched receptacles supplied from a general-purpose 15- or 20-ampere branch circuit shall be permitted in accordance with 210.70(A)(1), Exception No. 1.*

*Exception No. 2: In addition to the required receptacles specified by 210.52, a receptacle outlet to serve a specific appliance shall be permitted to be supplied from an individual branch circuit rated 15 amperes or greater.*

### **(2) No Other Outlets.**

The two or more small-appliance branch circuits specified in 210.52(B)(1) shall have no other outlets.

*Exception No. 1: A receptacle installed solely for the electrical supply to and support of an electric clock in any of the rooms specified in 210.52(B)(1) shall be permitted to be served by a small-appliance branch circuit.*

*Exception No. 2: Receptacles installed to provide power for supplemental equipment and lighting on gas-fired ranges, ovens, or counter-mounted cooking units shall be permitted to be served by a small-appliance branch circuit.*

### **(3) Kitchen Receptacle Requirements.**

Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not fewer than two small-appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the same kitchen and in other rooms specified in [210.52\(B\)\(1\)](#). Additional small-appliance branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in 210.52(B)(1). No small-appliance branch circuit shall serve more than one kitchen.

## **(C) Countertops and Work Surfaces.**

In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider shall be installed in accordance with 210.52(C)(1) through (C)(3) and shall not be considered as the receptacle outlets required by 210.52(A).

For the purposes of this section, where using multioutlet assemblies, each 300 mm (12 in.) of multioutlet assembly containing two or more receptacles installed in individual or continuous lengths shall be considered to be one receptacle outlet.

### **(1) Wall Spaces.**

Receptacle outlets shall be installed so that no point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space. The location of the receptacles shall be in accordance with 210.52(C)(3).

*Exception No. 1: Receptacle outlets shall not be required directly behind a range, counter-mounted cooking unit, or sink in the installation described in Figure 210.52(C)(1).*

*Exception No. 2: Where a required receptacle outlet cannot be installed in the wall areas shown in Figure 210.52(C)(1), the receptacle outlet shall be permitted to be installed as close as practicable to the countertop area to be served. The total number of receptacle outlets serving the countertop shall not be less than the number needed to satisfy 210.52(C)(1). These outlets shall be located in accordance with 210.52(C)(3).*

**(2) Island and Peninsular Countertops and Work Surfaces.**

Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

**(3) Receptacle Outlet Location.**

Receptacle outlets shall be located in one or more of the following:

- (1) On or above, but not more than 500 mm (20 in.) above, a countertop or work surface;
- (2) In a countertop using receptacle outlet assemblies listed for use in countertops;
- (3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops; or
- (4) Island receptacles shall be permitted to be mounted not more than 8" below the countertop and not covered by more than 6" of overhang.

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1), Exception No. 1, or appliances occupying assigned spaces shall not be considered as these required outlets.

**230.1 Scope.**

This article covers service conductors and equipment for control and protection of services not over 1000 volts ac or 1500 volts dc, nominal and their installation requirements.

**(A) 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 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.**

Service-entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and shall be limited to the following methods:

- (3) Rigid metal conduit (RMC);
- (4) Intermediate metal conduit (IMC);
- (5) Electrical metallic tubing (EMT);
- (8) Wireways – commercial and industrial uses only;
- (9) Busways – commercial and industrial uses only;
- (11) Rigid polyvinyl chloride conduit (PVC) – underground services only; and
- (12) Cablebus – commercial and industrial uses only

### **230.70 General.**

Means shall be provided to disconnect all ungrounded conductors in a building or other structure from the service conductors.

#### **(A) Location.**

The service disconnecting means shall be installed in accordance with **230.70(A)(1)**, (A)(2), and (A)(3).

##### **(1) Readily Accessible Location.**

The service disconnecting means shall be installed at a readily accessible location outside of a building or structure.

### **250.52 Grounding Electrodes.**

#### **(A) Electrodes Permitted for Grounding.**

##### **(1) Metal Underground Water Pipe.**

A metal underground water pipe in direct contact with the earth for 3.0 m (10 ft) or more (including any metal well casing bonded to the pipe) and electrically continuous (or made electrically continuous by bonding around insulating joints or insulating pipe) to the points of connection of the grounding electrode conductor and the bonding conductor(s) or jumper(s), if installed.

##### **(2) Metal In-ground Support Structure(s).**

One or more metal in-ground support structure(s) in direct contact with the earth vertically for 3.0 m (10 ft) or more, with or without concrete encasement. If multiple metal in-ground support structures are present at a building or a structure, it shall be permissible to bond only one into the grounding electrode system.

##### **(3) Concrete-Encased Electrode.**

A concrete-encased electrode shall consist of at least 6.0 m (20 ft) of either of the following:

- (1) One or more bare or zinc galvanized or other electrically conductive coated rebar of not less than 13 mm (1/2 in.) in diameter, installed in one continuous 6.0 m (20 ft) length, or if in multiple pieces, the rebar shall be connected together by steel tie wires, exothermic welding, welding, or other effective means to create a 6.0 m (20 ft) or greater length; or
- (2) Bare copper conductor not smaller than 4 AWG.

Metal components shall be encased by at least 50 mm (2 in.) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth. If multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system.

##### **(5) Rod and Pipe Electrodes.**

Rod and pipe electrodes shall not be less than 2.44 m (8 ft) in length and consist of the following materials.

- (1) Grounding electrodes of pipe or conduit shall not be smaller than metric designator 21 (trade size 3/4) and, where of steel, shall have the outer surface galvanized or otherwise metal-coated for corrosion protection; and
- (2) Rod-type grounding electrodes of stainless steel and copper or zinc-coated steel shall be at least 15.87 mm (5/8 in.) in diameter, unless listed.

**(6) Other Listed Electrodes.**

Other listed grounding electrodes shall be permitted.

**250.53 Grounding Electrode System Installation.**

**(A) Rod, Pipe, and Plate Electrodes.**

Rod, pipe, and plate electrodes shall be free from nonconductive coatings such as paint or enamel. Rod, pipe, and plate electrodes shall meet the requirements of 250.53(A)(1) through (A)(3).

**(1) Below Permanent Moisture Level.**

If practicable, rod, pipe, and plate electrodes shall be embedded below permanent moisture level.

**(2) Supplemental Electrode Required.**

A single rod, pipe, or plate electrode shall be supplemented by an additional electrode of a type specified in 250.52(A)(2) through (A)(8). The supplemental electrode shall be permitted to be bonded to one of the following:

- (1) Rod, pipe, or plate electrode;
- (2) Grounding electrode conductor;
- (3) Grounded service-entrance conductor;
- (4) Nonflexible grounded service raceway; or
- (5) Any grounded service enclosure.

**300.1 Scope.**

**(A) All Wiring Installations.**

This article covers general requirements for wiring methods and materials for all wiring installations unless modified by other articles in Chapter 3.

- (1) 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.
- (2) The entire mixed use and occupancy building shall be wired by the most restrictive code.

**300.5 Underground Installations.**

**(A) Minimum Cover Requirements.**

Direct-buried cable, conduit, or other raceways shall be installed to meet the minimum cover requirements of **Table 300.5(A)**.

**(B) Wet Locations.**

The interior of enclosures or raceways installed underground shall be considered to be a wet location. Insulated conductors and cables installed in these enclosures or raceways in underground installations shall comply with **310.10(C)**.

**(C) Underground Cables and Conductors Under Buildings.**

Underground cable and conductors installed under a building shall be in a raceway.

*Exception No. 1:*

*Type MI cable shall be permitted under a building without installation in a raceway where embedded in concrete, fill, or other masonry in accordance with 332.10(6) or in underground runs where suitably protected against physical damage and corrosive conditions in accordance with 332.10(10).*

*Exception No. 2:*

*Type MC cable listed for direct burial or concrete encasement shall be permitted under a building without installation in a raceway in accordance with 330.10(A)(5) and in wet locations in accordance with 330.10(A)(11).*

**(D) Protection from Damage.**

Conductors and cables shall be protected from damage in accordance with **300.5(D)(1)** through (D)(4).

**(1) Emerging from Grade.**

Direct-buried conductors and cables emerging from grade and specified in Columns 1 and 4 of **Table 300.5(A)** shall be protected by enclosures or raceways extending from the minimum cover distance below grade required by **300.5(A)** to a point at least 2.5 m (8 ft) above finished grade. In no case shall the protection be required to exceed 450 mm - (18 in.) below finished grade.

**(2) Conductors Entering Buildings.**

Conductors entering a building shall be protected to the point of entrance.

**(3) Service Conductors.**

Underground service conductors shall have their location identified by a warning ribbon that is placed in the trench at half the required depth of the trench, above the underground installation.

**(4) Enclosure or Raceway Damage.**

Where the enclosure or raceway is subject to physical damage, the conductors shall be installed in electrical metallic tubing, rigid metal conduit, intermediate metal conduit, RTRC-XW, Schedule 80 PVC conduit, or equivalent.

**320.1 Scope.**

Armored cable (Type AC, Trade Name BX) is prohibited from use in the City of DeKalb.

**330.10 Uses Permitted.**

**(A) General Uses.**

Type MC cable shall be permitted as follows:

- (1) For services, feeders, and branch circuits.
- (2) For power, lighting, control, and signal circuits.
- (3) Indoors or outdoors.
- (4) Exposed or concealed.
- (6) In cable tray where identified for such use.
- (7) In any raceway.
- (8) As aerial cable on a messenger.
- (10) In dry locations and embedded in plaster finish on brick or other masonry except in damp or wet locations.
  - a. The metallic covering is impervious to moisture.

- b. A jacket resistant to moisture is provided under the metal covering.
  - c. The insulated conductors under the metallic covering are listed for use in wet locations.
- (13) Metal clad cable may be installed in wall locations, but is to be limited to three (3) feet from wall location, cannot penetrate the wall system, and shall be run upward to the ceiling space and to a proper junction box.
- (14) Metal clad cable shall not be installed above open ceiling, above dropped ceiling, etc.

**334.10 Uses Permitted.**

Type NM and Type NMC 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.



## ARTICLE 9 ILLINOIS PLUMBING CODE

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

**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 the owner's agent shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation. In the process of repairing or replacing an existing building sewer constructed of bituminized fiber pipe, when technically feasible and practical, the entire building sewer from the connection to the sewer main to the building structure shall be replaced with approved material. 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 conditions that prevent such provision of this requirement.

**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 pipes are prohibited. 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 shall have provisions made for soft water hookup, shall have three (3) valves for bypass, except for outside lawn hydrants, sill cocks, and cold water to the kitchen sink. Connections and provisions shall be made for a properly sized and vented trap within five (5) feet of water softener. Bypass connection for future use shall be capped. Exceptions must be requested in writing to the Chief Building Official and may be granted only after an inspection has been conducted.

### 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:

#### 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



ARTICLE 10  
INTERNATIONAL PROPERTY MAINTENANCE CODE 2021

**CHAPTER 1**  
**SCOPE AND ADMINISTRATION**

**SECTION 101**  
**SCOPE AND GENERAL REQUIREMENTS**

**[A] 101.1 Title.** These regulations shall be known as the *International Property Maintenance Code* of ~~[NAME OF JURISDICTION]~~ the City of DeKalb, 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 Purpose.** The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection and general 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 reasonable minimum level of health, safety and general welfare 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.

**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. An *owner*, *owner’s* authorized agent, *operator* or *occupant* shall not 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 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.** 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*, *International Energy Conservation Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, *International Plumbing Code* and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *International Zoning Code*.

**[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.

**102.6 Structural analysis.** Where structural analysis is used to determine if an unsafe structural condition exists, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the *structure* was constructed or in accordance with any subsequent requirement.

**[A] 102.7 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 *code official* to be safe and in the public interest of health, safety and welfare.

**[A] 102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

**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] 102.8.1 Conflicts.** Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

**[A] 102.8.2 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] 102.9 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 *code official*.

**[A] 102.10 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.

[A] **102.11 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

## SECTION 103 CODE COMPLIANCE AGENCY

[A] **103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ City of DeKalb Building and Code Compliance Enforcement Division is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

~~[A] **103.2 Appointment.** The *code official* shall be appointed by the chief appointing authority of the jurisdiction.~~

~~[A] **103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.~~

## SECTION 104 FEES

[A] **104.1 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established by the applicable governing authority.

**104.2 Refunds.** The *code official* is authorized to establish a refund policy.

## SECTION 105 DUTIES AND POWERS OF THE CODE OFFICIAL

[A] **105.1 General.** The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code 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] **105.2 Inspections.** The *code official* shall make all of the required inspections or shall accept reports of inspection by *approved* agencies or individuals. 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 *code official* is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

a) 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;
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.

b) 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 should be conducted 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] 105.3 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the *code official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this code, the *code 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 *code official* shall present credentials to the *occupant* and request entry. If such *structure* or *premises* is unoccupied, the *code 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 *code official* shall have recourse to the remedies provided by law to secure entry.

**[A] 105.4 Identification.** The *code official* shall carry proper identification when inspecting *structures* or *premises* in the performance of duties under this code.

**[A] 105.5 Notices and orders.** The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

**[A] 105.6 Department records.** The *code official* shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

**[A] 105.7 Liability.** The *code official*, member of the board of appeals or employee 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] 105.7.1 Legal defense.** Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended and indemnified in accordance with Chapter 3 City Administration Section 3.26 of the City of DeKalb Municipal Code. ~~defended by the legal representative of the jurisdiction until the final termination of the proceedings.~~ The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

## **SECTION 106 APPROVAL**

**[A] 106.1 Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the *owner* or *owner's* authorized agent, provided that the *code 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 department files.

**[A] 106.2 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *code 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, not less than 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 *code official* shall respond in writing, stating the reasons why the alternative was not *approved*.

**[A] 106.3 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 *code official* shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

**[A] 106.3.1 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 *code official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

**[A] 106.3.2 Test reports.** Reports of tests shall be retained by the *code official* for the period required for retention of public records.

**[A] 106.4 Used material and equipment.** Materials that are reused shall comply with the requirements of this code for new materials. 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 *code official*.

**[A] 106.5 Approved materials and equipment.** Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

**[A] 106.6 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.

## **SECTION 107 MEANS OF APPEAL**

**107.1 General.** Any person who is injured by the *code official*'s enforcement of this Code shall file a written appeal to the *code official* within five (5) business days of the enforcement action. The appeal shall state the following: (1) a general description of the enforcement action which includes the date of the action and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The *code official* shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the City of DeKalb Municipal Code. ~~In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.~~

~~**[A] 107.2 Limitations of 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 equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.~~

~~**107.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training and are not employees of the jurisdiction.~~

~~**107.4 Administration.** The code official shall take immediate action in accordance with the decision of the board.~~

## **SECTION 108 BOARD OF APPEALS**

~~[A] 108.1 Membership of board. The board of appeals shall consist of not less than three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The code official shall be an ex-officio member but shall not vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.~~

## SECTION 109 VIOLATIONS

[A] 109.1 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] 109.2 Notice of violation. The code official shall serve a notice of violation pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code, except as may otherwise be provided herein for emergency measures and condemnation orders. ~~The code official shall serve a notice of violation or order in accordance with Section 111.4.~~

[A] 109.3 Prosecution of violation. The code official shall prosecute a violation of this Code pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code. In any prosecution under this Code, the City shall be entitled to all remedies available at law or equity to enforce the provisions of this Code including, but not limited to, injunctive relief to abate, remedy or restrain a violation of this Code. Furthermore, nothing in this section shall affect or limit the code official's prosecution of emergency measures or condemnation orders under this Code. ~~Any person failing to comply with a notice of violation or order served in accordance with Section 111.4 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 code 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] 109.4 Violation penalties. 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. ~~Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

[A] 109.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction 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*.

## SECTION 110 STOP WORK ORDER

**[A] 110.1 Authority.** Where the *code 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 *code official* is authorized to issue a stop work order.

**[A] 110.2 Issuance.** The 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 performing 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] 110.3 Emergencies.** Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

**[A] 110.4 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 one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00). ~~subject to fines established by the authority having jurisdiction.~~

## SECTION 111 UNSAFE STRUCTURES AND EQUIPMENT

**111.1 Unsafe conditions.** When a *structure* or equipment is found by the *code 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.

**111.1.1 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.

**111.1.2 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* that 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*.

**111.1.3 Structure unfit for human occupancy.** A *structure* is unfit for human *occupancy* whenever the *code 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.

**111.1.4 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.

**111.1.5 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 as follows shall be considered to be dangerous:

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 *code 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 system, plumbing system or other cause, is determined by the *code 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.

**111.2 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 *code 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 *code 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.

**111.2.1 Authority to disconnect service utilities.** The *code 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 102.8 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 *code 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.

**111.3 Record.** The *code 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.

**111.4 Notice.** Whenever the *code 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. If the notice pertains to equipment, it shall be placed on the condemned equipment. The *code official* may also serve a notice of violation of the condemnation order on the owner, owner's authorized agent or the person(s) responsible for the structure or equipment pursuant to the provisions for emergency or non-emergency matters as prescribed by the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code. ~~Whenever the *code 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 111.4.1 and 111.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with this section.~~

**111.4.1 Form.** Such notice shall be in accordance with all of the following:

- A. The name of the party violating the ordinance, if known.
- B. The date, time, and location of the violation.
- C. The particular ordinance violated, including name and number.
- D. The compliance required and the date for such compliance, if applicable.
- E. The signature or initials and identification number (if applicable) of the person issuing the notice.
- F. The date of issuance of the violation notice.

- ~~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 109.3.~~

**111.4.2 Method of service.** Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:

- 1. A copy is delivered personally.
- 2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.
- 3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter 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. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**111.5 Unauthorized tampering.** Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

**111.6 Transfer of ownership.** It shall be unlawful for the *owner* of any *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* or the *owner's* authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code 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.

**111.7 Placarding.** Upon failure of the *owner*, *owner's* authorized agent or person responsible to comply with the notice provisions within the time given, the *code 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. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

**111.7.1 Placard removal.** The *code 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 *code official* shall be subject to the penalties provided by this code.

**111.8 Prohibited occupancy.** Any occupied *structure condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner* or *owner's* authorized agent who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

**111.9 Restoration or abatement.** The structure or equipment determined to be unsafe by the *code official* is permitted to be restored to a safe condition. The *owner*, *owner's* authorized agent, *operator* or *occupant* of a structure, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the *International Existing Building Code*.

## SECTION 112 EMERGENCY MEASURES

**112.1 Imminent danger.** When, in the opinion of the *code 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 *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code 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 Code 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.

**112.2 Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code 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 *code official* deems necessary to meet such emergency.

**112.3 Closing streets.** When necessary for public safety, the *code 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.

**112.4 Emergency repairs.** For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**112.5 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.

**112.6 Hearing.** Any person injured by the code official's condemnation order shall file a written appeal to the code official within five (5) business days of the condemnation order. The appeal shall state the following: (1) a general description of the condemnation order which includes the date of the condemnation order and the address of the affected property; and (2) contact information of the person(s) filing the appeal. The code official shall refer the appeal to the City's Administrative Hearing Procedure within five (5) business days upon receipt of the appeal, and the appeal shall be heard pursuant to the provisions of the City's Administrative Hearing Procedure under Chapter 17 of the DeKalb Municipal Code. ~~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 113 DEMOLITION

**113.1 General.** The *code official* shall order the *owner* or *owner's* authorized agent of any *premises* upon which is located any *structure*, which in the *code official'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 *code 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 building official.

**113.2 Notices and orders.** Notices and orders shall comply with Section 111.4.

**113.3 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 *code 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.

**113.4 Salvage materials.** Where 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.

## **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*, *International 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.

**Exception:** When used within this code, the terms unsafe and dangerous shall have only the meanings ascribed to them in this code and shall not have the meanings ascribed to them by the *International Existing Building Code*.

**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 *code official*.

**BASEMENT.** That portion of a building that 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*.

**[A] CODE OFFICIAL.** The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

**CONDEMN.** To adjudge unfit for *occupancy*.

**COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS.** 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 a *code official*, the governing body or board of appeals.

**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.

**[A] 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 said lot or lots.



**EMERGENCY ESCAPE AND RESCUE OPENING.** An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

**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*.

**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.

**[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*.

**[A] 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 that does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

**IMMINENT DANGER.** A condition that 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 that 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, *approved 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.

**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.

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

**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* that 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.

**[A] 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 other parcel of land that: is open to the outside air; leads to a street; has been deeded, dedicated or otherwise permanently appropriated to the public for public use; and has a clear width and height of not less than 10 feet (3048 mm).

**ROOMING HOUSE.** A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

**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.

**[A] 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*.

**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.

**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.

**ULTIMATE DEFORMATION.** The deformation at which failure occurs and that shall be deemed to occur if the sustainable load reduces to 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*.

## **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* 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.

**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.** *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.

**Exception:** *Approved* retention areas and reservoirs.

**302.3 Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces 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 driveway or parking lot will require the entire driveway or parking lot be hard surfaced in accordance with Section 12.03 of the Unified Development Ordinance.

**302.4 Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of ~~JURISDICTION TO INSERT HEIGHT IN INCHES~~ eight (8) inches. 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 109.3 and as prescribed by the authority having jurisdiction. 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.

**302.5 Rodent harborage.** 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 that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

**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 on 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.

**302.8 Motor vehicles.** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not 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. Vehicle repair, disassembly, or other similar types of work are not approved in residential zoning districts when conducted in conjunction with a home occupation or business. ~~approved for such purposes.~~

**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.** A person shall not 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. ~~It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.~~

**302.10 Unapproved surface parking.** Parking in all zoning districts shall be in compliance with Chapter 23 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 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 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 less than 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 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not 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 F1346 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.
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.

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:**

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code 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.** 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 not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm). Further, all accessory structures, including, but not limited to, detached garages, sheds 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.** 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. Roof water shall not be discharged in a manner that creates a public nuisance.

**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.

**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.** During the period from ~~[DATE]~~ March 1st to ~~[DATE]~~ 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 minimum 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 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.** Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

**304.18.3 Basement hatchways.** Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is 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.

## **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:**

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code 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.

**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.

**305.5 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.

**305.6 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.
  - 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.
  - 2.5. Spalling.
  - 2.6. Exposed reinforcement.
  - 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.
  - 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.

- 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.
  - 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.
  - 6.10. Excessive cutting and notching.

**Exceptions:**

- 1. Where substantiated otherwise by an *approved* method.
- 2. Demolition of unsafe conditions shall be permitted where *approved* by the *code 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 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 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 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.

## **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* leakproof, 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* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

## **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 reinfestation.

**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*.

**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 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 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 8 percent of the floor area of the interior room or space, or not less than 25 square feet (2.33 m<sup>2</sup>), whichever is greater. The exterior glazing area shall be based on the total floor area being served.

**402.2 Common halls and stairways.** Every common hall and stairway in residential *occupancies*, other than in one and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m<sup>2</sup>) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

**402.3 Other spaces.** 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.

## **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 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 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). 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 *code 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 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

**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 7 feet (2134 mm).

**Exceptions:**

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not greater than 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 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 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 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 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 120 square feet (11.2 m<sup>2</sup>) and every bedroom shall contain not less than 70 square feet (6.5 m<sup>2</sup>) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m<sup>2</sup>) 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 non-habitable 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 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 rooma, b	120	120	150
Dining rooma, 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 120 square feet (11.2 m2). A unit occupied by not more than two *occupants* shall have a minimum clear floor area of 220 square feet (20.4 m2). A unit occupied by three *occupants* shall have a minimum clear floor area of 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 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.

**404.7 Food preparation.** 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 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 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 *International 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*.

## 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 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 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 *code 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. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the ~~*International Plumbing Code*~~. *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.

**[P] 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.

**[P] 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 temperature not less than 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.

**[P] 505.5 Nonpotable water reuse systems.** Nonpotable water reuse systems and rainwater collection and conveyance systems shall be maintained in a safe and sanitary condition. Where such systems are not properly maintained, the systems shall be repaired to provide for safe and sanitary conditions, or the system shall be abandoned in accordance with Section 505.5.1.

**[P] 505.5.1 Abandonment of systems.** Where a nonpotable water reuse system or a rainwater collection and distribution system is not maintained or the *owner* ceases use of the system, the system shall be abandoned in accordance with Section 1301.10 of the *International Plumbing Code*.

## **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 *code 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.

**601.2 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.** 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. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

**Exception:** In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**602.3 Heat supply.** Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from September 15th ~~[DATE]~~ to ~~[DATE]~~ May 15th to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

### **Exceptions:**

1. 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~~ this locality is -4°F. ~~shall be as indicated in Appendix D of the International Plumbing Code.~~

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from ~~[DATE]~~ September 15th to ~~[DATE]~~ May 15th to maintain a minimum temperature of 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.

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

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

## **SECTION 603 MECHANICAL EQUIPMENT**

**603.1 Mechanical equipment and appliances.** Mechanical equipment, 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 *code official* shall require the defects to be corrected to eliminate the hazard.

**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 not more than 600 volts or less.
2. Busway, rated not more than 600 volts.
3. Panelboards, rated not more than 600 volts.
4. Switchboards, rated not more than 600 volts.
5. Fire pump controllers, rated not more than 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.
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 dumbwaiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The 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.

# **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**

**[BE] 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*.

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

**[BE] 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*.

**[BE] 702.4 Emergency escape and rescue openings.** Required emergency escape and rescue openings shall be maintained in accordance with the code in effect at the time of construction, and both of the following:

1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and the unit is equipped with smoke alarms installed in accordance with Section 907.2.10 of the *International Building Code*. 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.

## **SECTION 703 FIRE-RESISTANCE RATINGS**

**[BF] 703.1 Fire-resistance-rated assemblies.** The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

**[BF] 703.2 Unsafe conditions.** Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 114.1.1 of the *International Fire Code*. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, *structure* or portion thereof presents an *imminent danger* to the *occupants* of the building, *structure* or portion thereof, the fire *code official* shall act in accordance with Section 114.2 of the *International Fire Code*.

**[BF] 703.3 Maintenance.** The required fire-resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the *owner* and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the *owner* unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with *approved* methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of *approved* construction meeting the fire protection requirements for the assembly.

**[BF] 703.3.1 Fire blocking and draft stopping.** Required fire blocking and draft stopping in combustibles concealed spaces shall be maintained to provide continuity and integrity of the construction.

**[BF] 703.3.2 Smoke barriers and smoke partitions.** Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with *approved* smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

**[BF] 703.3.3 Fire walls, fire barriers, and fire partitions.** Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with *approved* doors or fire dampers shall be maintained in accordance with NFPA 80.

**[BF] 703.4 Opening protectives.** Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the *approved* third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

**[BF] 703.4.1 Signs.** Where required by the *code official*, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR – DO NOT BLOCK.

2. For doors designed to be kept normally closed: FIRE DOOR – KEEP CLOSED.

**[BF] 703.4.2 Hold-open devices and closers.** Hold-open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.

**[BF] 703.4.3 Door operation.** Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

**[BF] 703.5 Ceilings.** The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly shall be prohibited.

**[BF] 703.6 Testing.** Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm operation and full closure. Records of inspections and testing shall be maintained.

**[BF] 703.7 Vertical shafts.** Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the *International Fire Code*. New floor openings in existing buildings shall comply with the *International Building Code*.

**[BF] 703.8 Opening protective closers.** Where openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135°F (57°C).

## **SECTION 704 FIRE PROTECTION SYSTEMS**

**[F] 704.1 Inspection, testing and maintenance.** Fire protection and life safety systems shall be maintained in accordance with the *International Fire Code* in an operative condition at all times, and shall be replaced or repaired where defective.

**[F] 704.1.1 Fire protection and life safety systems.** Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code the *International Fire Code* and the *International Building Code*.

**[F] 704.1.2 Required fire protection and life safety systems.** Fire protection and life safety systems required by this code, the *International Fire Code* or the *International Building Code* shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection and life safety system for which a design option, exception or reduction to the provisions of this code, the *International Fire Code*

or the *International Building Code* has been granted shall be considered to be a required system.

**[F] 704.1.3 Fire protection systems.** Fire protection systems shall be inspected, maintained and tested in accordance with the following *International Fire Code* requirements.

1. Automatic sprinkler systems, see Section 903.5.
2. Automatic fire-extinguishing systems protecting commercial cooking systems, see Section 904.13.5.
3. Automatic water mist extinguishing systems, see Section 904.11.
4. Carbon dioxide extinguishing systems, see Section 904.8.
5. Carbon monoxide alarms and carbon monoxide detection systems, see Section 915.6.
6. Clean-agent extinguishing systems, see Section 904.10.
7. Dry-chemical extinguishing systems, see Section 904.6.
8. Fire alarm and fire detection systems, see Section 907.8.
9. Fire department connections, see Sections 912.4 and 912.7.
10. Fire pumps, see Section 913.5.
11. Foam extinguishing systems, see Section 904.7.
12. Halon extinguishing systems, see Section 904.9.
13. Single- and multiple-station smoke alarms, see Section 907.10.
14. Smoke and heat vents and mechanical smoke removal systems, see Section 910.5.
15. Smoke control systems, see Section 909.22.
16. Wet-chemical extinguishing systems, see Section 904.5.

**[F] 704.2 Standards.** Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 704.2 and as required in this section.

**TABLE 704.2**



## FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing system	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat systems	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

**[F] 704.2.1 Records.** Records shall be maintained of all system inspections, tests and maintenance required by the referenced standards.

**[F] 704.2.2 Records information.** Initial records shall include the: name of the installation contractor; type of components installed; manufacturer of the components; location and number of components installed per floor; and manufacturers' operation and maintenance instruction manuals. Such records shall be maintained for the life of the installation.

**[F] 704.3 Systems out of service.** Where a required fire protection system is out of service, the fire department and the fire *code official* shall be notified immediately and, where required by the fire *code official*, either the building shall be evacuated or an *approved* fire watch shall be provided for all *occupants* left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with not less than one *approved* means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected *premises* and keeping watch for fires. Actions shall be taken in accordance with Section 901 of the *International Fire Code* to bring the systems back in service.

**Exception:** Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with NFPA 25.

**[F] 704.3.1 Emergency impairments.** Where unplanned impairments of fire protection systems occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901.7.4 of the *International Fire Code*.

**[F] 704.4 Removal of or tampering with equipment.** It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs.

**[F] 704.4.1 Removal of or tampering with appurtenances.** Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire *code official* shall not be removed, unlocked, destroyed or tampered with in any manner.

**[F] 704.4.2 Removal of existing occupant-use hose lines.** The fire *code official* is authorized to permit the removal of existing *occupant*-use hose lines where all of the following apply:

1. The installation is not required by the *International Fire Code* or the *International Building Code*.
2. The hose line would not be utilized by trained personnel or the fire department.
3. The remaining outlets are compatible with local fire department fittings.

**[F] 704.4.3 Termination of monitoring service.** For fire alarm systems required to be monitored by the *International Fire Code*, notice shall be made to the fire *code official* whenever alarm monitoring services are terminated. Notice shall be made in writing by the provider of the monitoring service being terminated.

**[F] 704.5 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 6 inches (152 mm) high and words in letters not less than 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] 704.5.1 Fire department connection access.** Ready access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be *approved* by the fire chief.

**Exception:** Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 of the *International Fire Code* and a means of emergency operation. The gate and the means of emergency operation shall be *approved* by the fire chief and maintained operational at all times.

**[F] 704.5.2 Clear space around connections.** A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

**[F] 704.6 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 704.6.1 through 704.6.3.

**[F] 704.6.1 Where required.** Existing Group I-1 and R *occupancies* shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.

**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] 704.6.1.1 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.
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] 704.6.1.2 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 *dwellings* 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] 704.6.1.3 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 704.6.1.1 or 704.6.1.2.

1. Ionization smoke alarms shall not be installed less than 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 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

**[F] 704.6.1.4 Installation near bathrooms.** Smoke alarms shall be installed not less than 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 704.6.1.1 or 704.6.1.2.

**[F] 704.6.2 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 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] 704.6.3 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 overcurrent protection.

**Exceptions:**

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not 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] 704.6.4 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 signal is generated and monitored in accordance with Section 907.6.6 of the *International Fire Code*.

**[F] 704.7 Single- and multiple-station smoke alarms.** Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined.

## **SECTION 705 CARBON MONOXIDE ALARMS AND DETECTION**

**[F] 705.1 General.** Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the *International Fire Code*, except that alarms in dwellings covered by the *International Residential Code* shall be installed in accordance with Section R315 of that code.

**[F] 705.2 Carbon monoxide alarms and detectors.** Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

## **CHAPTER 8 REFERENCED STANDARDS**

**ASME**  
Mechanical Engineers

American Society of

Two Park Avenue  
New York, NY 10016-5990

**ASME A17.1—2019/CSA B44—19: Safety Code for Elevators and Escalators**  
606.1

**ASTM**  
International

ASTM

100 Barr Harbor Drive, P.O. Box C700  
West Conshohocken, PA 19428-2959

**F1346—1991 (2018): Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs**  
303.2

**ICC**  
Code Council

International

500 New Jersey Avenue, NW 6th Floor  
Washington, DC 20001

**IBC—21: International Building Code®**  
102.3, 201.3, 304.1.1, 305.1.1, 306.1.1, 401.3, 604.3.1.1, 604.3.2.1, 702.3, 704.4.2

**IEBC—21: International Existing Building Code®**  
102.3, 201.3, 304.1.1, 305.1.1, 306.1.1

**IECC—21: International Energy Conservation Code®**  
102.3

**IFC—21: International Fire Code®**  
102.3, 201.3, 604.3.1.1, 702.1, 702.2, 704.1, 704.1.2, 704.1.3, 704.3, 704.3.1, 704.4.2, 704.4.3, 704.5.1, 704.6.4, 705.1

**IFGC—21: International Fuel Gas Code®**  
102.3, 201.3

**IMC—21: International Mechanical Code®**  
102.3, 201.3

**IPC—21: International Plumbing Code®**  
102.3, 201.3, 502.5, 505.1, 505.5.1, 602.2, 602.3

**IRC—21: International Residential Code®**  
102.3, 201.3

**IZC—21: International Zoning Code®**  
102.3, 201.3

**NFPA**  
Association

National Fire Protection

1 Batterymarch Park  
Quincy, MA 02169-7471

**10—2018: Standard for Portable Fire Extinguishers**  
Table 704.2

**12—18: Standard on Carbon Dioxide Extinguishing Systems**  
Table 704.2

**12A—18: Standard on Halon 1301 Fire Extinguishing Systems**  
Table 704.2

**17—2021: Standard for Dry Chemical Extinguishing Systems**

Table 704.2  
**17A—2021: Standard for Wet Chemical Extinguishing Systems**  
Table 704.2  
**25—20: Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems**  
Table 704.2  
**70—20: National Electrical Code**  
102.3, 201.3, 604.2  
**72—19: National Fire Alarm and Signaling Code**  
Table 704.2  
**80—19: Standard for Fire Doors and Other Opening Protectives**  
703.3.3, 703.4  
**105—19: Standard for Smoke Door Assemblies and Other Opening Protectives**  
703.3.2  
**204—18: Standard for Smoke and Heat Venting**  
Table 704.2  
**720—15: Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment**  
705.2  
**750—19: Standard on Water Mist Fire Protection Systems**  
Table 704.2  
**2001—18: Standard on Clean Agent Fire Extinguishing Systems**  
Table 704.2

**UL**  
Laboratories, LLC

Underwriters

333 Pfingsten Road  
Northbrook, IL 60062

**268—2016: Smoke Detectors for Fire Alarm Systems—with revisions through July 2016**  
704.6.4

## **APPENDIX A BOARDING STANDARD**



## **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 2-inch by 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 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 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 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 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.

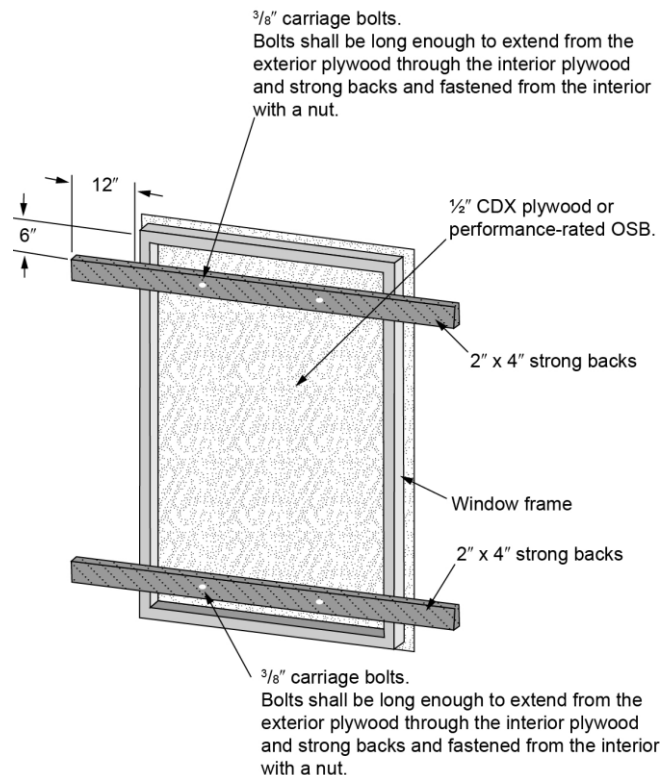
## A104 REFERENCED STANDARD

**A104.1 Referenced standards.** Table A104.1 lists the standard that is referenced in various sections of this appendix. The standard is listed herein by the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.8.

**TABLE A104.1  
REFERENCED STANDARD**

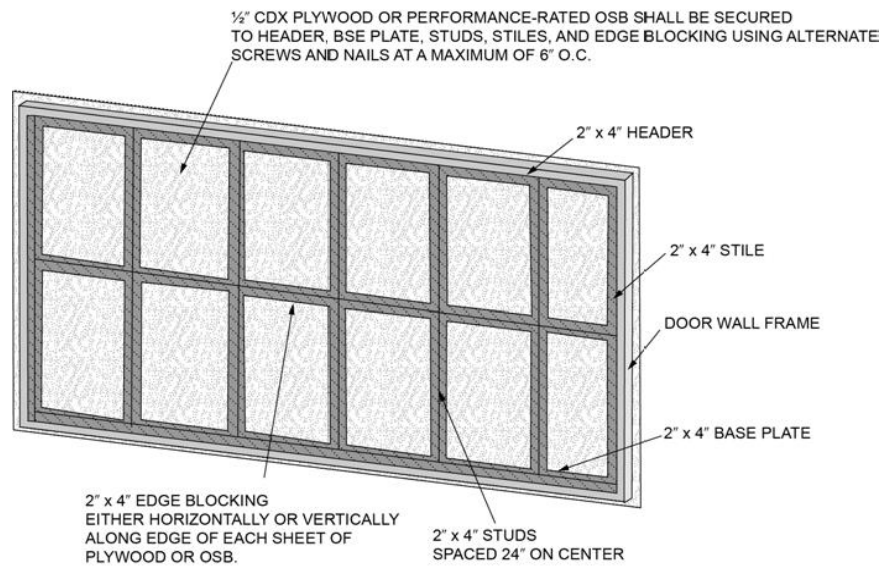
STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
IBC – 21	INTERNATIONAL BUILDING CODE	A102.1, A102.2, A102.3

**FIGURE A103.1(1)  
BOARDING OF DOOR OR WINDOW**



For SI: 1 inch = 25.4 mm.

**FIGURE A103.1(2)**  
**BOARDING OF DOOR WALL**



For SI: 1 inch = 25.4 mm.