

**AN ORDINANCE COMPREHENSIVELY AMENDING
CHAPTER 18, ARTICLE I (BUILDING CODE) OF THE MUNICIPAL CODE
TO ADOPT 2023-2024 MODEL CODES WITH LOCAL AMENDMENTS**

WHEREAS, the City of Rolling Meadows, as a home rule unit of local government as provided by Article VII, Section 6(a) of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs including the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, within Chapter 18, Article I of the Municipal Code (the "**Building Regulations**"), the City administers and enforces a series of model building codes with local amendments that regulate the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure within the City; and

WHEREAS, the City desires to comprehensively amend the Building Regulations in order to adopt the newest version of the underlying model codes with local amendments as well as to implement other changes to improve the administration of the Building Regulations and the safety of buildings and structures within the City; and

WHEREAS, in the exercise of its home rule authority, the City waives the publication provisions of the Municipal Adoption of Codes and Records Act, 50 ILCS 220/3, as the codes and standards adopted by this Ordinance are available for public inspection free of charge online at the publisher's respective websites (iccsafe.org and nfp.org) and as at least one physical copy is additionally maintained in the City's Community Development office for public inspection; and

WHEREAS, pursuant to 20 ILCS 3105/10.18, on November 28, 2025, the City identified to the Illinois Capital Development Board the updated versions of the model codes to be adopted by this Ordinance, which notification was at least 30 days prior to the effective date of this Ordinance; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have therefore determined that it is in the best interest of the City and its residents to amend the Municipal Code as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Comprehensive Amendment of Chapter 18, Article I. Article I, entitled "Building Code," of Chapter 18, entitled "Buildings and Building Regulations" of the Rolling Meadows Municipal Code is hereby amended to adopt a comprehensively revised Article I as set forth in **Exhibit A** attached to and, by this reference, made a part of this Ordinance.

Section 3: Grandfather Clause – Bonds and Insurance. Any bond or insurance policy submitted in connection with a contractor's license prior to the effective date of this Ordinance that complied with the requirements of Section 18-2 at the time of its submission shall remain valid and is deemed compliant with this Ordinance until the earlier of: (i) the instrument's stated expiration or renewal date, or (ii) January 1, 2027. Thereafter, any renewal, extension, or replacement of such bond or policy shall conform to the current requirements of the Municipal Code.

Section 4: Grandfather Clause – Pending Permits. Any permit applied for or issued before the effective date of this Ordinance shall remain subject to the regulations in effect at the time of the permit's submission or issuance until the permit is expired, completed, or withdrawn.

Section 5: Severability. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after the later of:

- A. January 1, 2026.
- B. This Ordinance's passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 16th day of December, 2025.

AYES: Budmats, O'Brien, Boucher, Reyez, Koehler, McHale

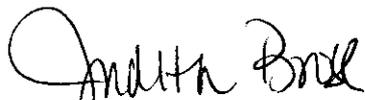
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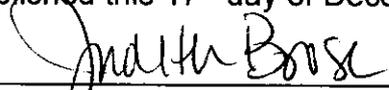
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 17th day of December, 2025.



Judith Brose, Deputy City Clerk

ARTICLE I. BUILDING CODE

Sec. 18-1. Purpose; short title.

In order to promote the public health, safety, and welfare, this Article regulates the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure within the city. This Article shall be referred to as the City's Building Regulations.

Sec. 18-2. Licensing and permit bonds for contractors.

18-2-1: Intent: The intent of this section is to establish licensing and bonding requirements for contractors.

18-2-2: Contractor license required: All contractors shall be licensed to do work in the City of Rolling Meadows by providing an application, any professional licenses required, a certificate of insurance with a minimum of \$1,000,000 general liability insurance, a license and permit or surety bond as indicated below, and a fee as indicated in Appendix B of the City Code of Ordinances. It shall be unlawful to engage in business in the city as a building contractor without first having obtained a license therefor as provided in this article. However, this article shall not be construed to require a license for the operation of the business of plumbing contractor, or a fee for electrical contractors who have provided required documentation, including insurance. These licensing requirements shall include subcontractors.

18-2-3: Bonds required: A bond shall accompany each contractor license application in the amount provided in the schedule of fees, fines and penalties as adopted by the city council from time to time and found in Appendix B of the City Code of Ordinances. Such bond is to be executed by a surety company authorized to transact business in this state as surety on the bond, with the applicant as principal on the bond and the city as obligee, for its benefit and that of consumers dealing with the applicant, conditioned that the applicant shall faithfully perform the duties and in all things comply with the building codes and other applicable sections of this Code and city ordinances pertaining to the license and permit(s) applied for.

Sec. 18-3. Administration, permits, fees, penalties.

18-3-1: Intent: It is the intent of this Section to set forth general administrative matters that apply to each model code adopted by this Article I and each permit issued pursuant to this Article I. Where any section of the Comprehensive Building Code adopted by reference throughout this Article I addresses the same subject or conflicts with this Section 18-3, this Section shall exclusively control.

18-3-2: Exercise of home rule authority: The City is a home rule unit of local government as provided by Article VII, Section 6(a) of the Illinois Constitution of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs. To the extent not specifically preempted by State law, any difference between the standards provided by this Article I and any provision of State law, whether by inclusion or omission and whether or not explicitly cited, is an exercise of the City's home rule authority.

18-3-3: Adoptions by reference available for public review. The codes and standards adopted by reference throughout this Article are available for public inspection free of charge online at the publisher's respective websites: iccsafe.org and nfpa.org. At least one physical copy of the building code is additionally maintained in the Community Development office for public inspection. The requirements of the Municipal Adoption of Codes and Records Act, 50 ILCS 220/0.01 *et seq.* shall not apply.

18-3-4: State mandated codes. The most recent versions of the following state-mandated codes shall apply within the City of Rolling Meadows. To the maximum extent permitted under said codes, the City shall exercise

jurisdiction to administer and enforce each code including without limitation, exercise of any permitting, inspection, or certificate authority under such codes. Where these codes and any other model code adopted by Article I in conflict, whether more or less restrictive, the state-mandated code shall control.

- (A) State of Illinois Plumbing Code (77 IAC 890).
- (B) Illinois Energy Conservation Code (20 ILCS 3125/15).
- (C) Illinois Accessibility Code (71 IAC 400).
- (D) Illinois Elevator Safety Rules (41 IAC 1000).
- (E) Illinois Private Sewage Disposal Code (77 IAC 905), provided that this reference shall not authorize the creation of any new private sewage disposal system within the City.

18-3-5: Administrative officials. Throughout the codes and standards adopted by this Article I:

- (A) Any reference to the "name of the jurisdiction" shall mean the City of Rolling Meadows.
- (B) Any reference to the "code official" or "building official" shall mean the City's Community Development Director.
- (C) Any reference to the "fire code official" shall mean the City's Fire Chief. The building official shall be deemed a deputy fire code official subject to the direction of the Fire Chief and shall be empowered to appoint deputy officials.
- (D) Any reference to the "Code Compliance Agency" shall mean the City of Rolling Meadows Community Development Department.
- (E) Deputy officials, technical officers, inspectors, and other employees and contractors charged with the administration and enforcement of this Article shall be qualified by experience and training as determined by the appointing authority. The requirements of 65 ILCS 5/11-31.1-1.5 shall not apply.

18-3-6: Expiration of permits. Every permit issued pursuant to this Article shall expire and become invalid unless the work authorized by the permit is commenced within 180 days after the date of issuance, or if the work, once commenced, is suspended or abandoned for a period of 180 days. The Building Official may grant one or more extensions of time, in writing, for periods not exceeding 180 days each, upon a showing of good cause and payment of any applicable extension fee. It shall be a violation of this Code for any person, prior to the permit's expiration, to fail to either (1) complete the work authorized by the permit, including obtaining final inspection approval, or (2) restore the work site to its pre-construction condition.

18-3-7: Fees for permits and inspections: Fees for permits and inspections shall be in accordance with the schedule adopted from time to time by the city council and listed in Appendix B of the City Code of Ordinances.

18-3-8: Indebtedness: No license, permit, or certificate pursuant to this Article shall be issued to any person who is indebted to the city.

18-3-9: Site development permits: When exterior site development is required as part of a project, no new construction or remodel permit shall be issued until the site development permit has been issued. Site development work must be completed and approved prior to issuance of any final certificate of occupancy or completion.

18-3-10: Appeals from administrative decisions. The following shall exclusively govern any appeal taken from any provision of this Article.

- (A) *Authority:* The City's Planning and Zoning Commission shall hear and decide appeals from the decisions of the building official or fire code official in the administration and enforcement of this Article I.

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- (B) *Purpose:* The appeal procedure is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions. It is intended to avoid the need for resort to legal action by establishing local procedures to review and correct administrative errors. It is not, however, intended as a means to subvert the clear purposes, meanings, or intents of this Code or the rightful authority of the City to enforce the requirements of this Article. To these ends, the reviewing body should give all proper deference to the spirit and intent embodied in the language of this Article and to the reasonable interpretations of that language by those charged with the administration of this Article. The reviewing body shall have no authority to waive the requirements of this Article.
- (C) *Filing of Appeal.* Any person aggrieved by an order, requirement, decision, or determination of the building official or fire code official in the administration or enforcement of this Article may seek an appeal under this Section within 20 days after the date of the contested decision. The appeal must be filed in writing with the building official or fire code official responsible for the contested decision ("**Subject Official**") and must state: the decision from which the appeal is taken; the specific provisions of this Article that are claimed to be erroneously applied; the specific reasons why the appealed application or interpretation is erroneous; and the specific relief sought by the appellant.
- (D) *Automatic Stay of Proceedings.* Until a final decision regarding the contested action has been rendered, the filing of the administrative appeal will stay any proceedings in furtherance of the contested action. If the Subject Official certifies that the stay would cause imminent peril to life or property, the proceedings shall not be stayed other than by a restraining order, which may be granted by the Planning and Zoning Commission or by the Circuit Court on application, upon reasonable written notice to the Subject Official and on due cause shown.
- (E) *Procedure:* The appeal will be considered at a regular or special meeting of the Planning and Zoning Commission. The Subject Official shall provide the owner of the subject property and any other party to the appeal with written notice of the date, time, and place of the meeting in advance of the scheduled meeting. The Commission shall conduct a public hearing to consider the appeal in accordance with its rules of procedure and, within 30 days following its close, shall render a decision. The failure of the Commission to act within this 30-day time period, or within such further time as the appellant and the Subject Official may agree, shall be deemed a decision denying the appeal. The Commission will, by written findings, reverse, affirm, or modify the contested administrative action or decision. Any vote to reverse, affirm, or modify shall require a majority vote of all members appointed to the Commission, whether or not they are present. In reversing, affirming, or modifying the contested action, the Commission may exercise all related powers of the Subject Official. The contested action or decision may not be modified unless the Commission finds by clear and convincing evidence that the Subject Official has made an error in the application of interpretation of the terms of this Article or other related policies adopted by the City, and the burden of proof for demonstrating same is on the applicant filing the appeal. In the event that the contested action is reversed or modified by the Commission, all subsequent administrative actions with regard to the subject matter must be in accordance with the reversal or modification granted by the Commission. The Commission's decision shall constitute the final administrative decision of the City under the Illinois Code of Civil Procedure, 735 ILCS 5/Art. III.

18-3-11: Code compliance and inspection bond:

- (A) *Bond required, when.* No permit for new construction, alterations, additions or repairs of buildings or structures with a construction valuation of \$200,000 or greater shall be issued unless the applicant deposits with the city a cash bond to ensure code compliance and reimbursement for additional inspections performed under applicable sections of this chapter. The Community Development Director or their designee may also require an applicant to deposit a cash bond in connection with any permit issued under this Chapter 18 where the permitted work: (i) is valued over \$20,000 and there is reasonable cause for concern regarding project completion as determined by the Community

Development Director; or (ii) may result, as determined by the Community Development Director, in damage to City property or rights-of-way. The amount of the cash bond shall be as provided in Appendix B to the City Code. The Director may also, in their discretion, accept an irrevocable letter of credit or other form of surety in lieu of a cash bond in a form satisfactory to the City Attorney, and all references to "cash bond" shall be deemed references to such surety.

- (B) *City draws on bond for reinspection.* The City may draw upon the cash bond for any reinspection fees required in relation to a permit.
- (C) *City right to draw on bond.* The City has the right at all times, at its option, to draw on the cash bond to reimburse the City for the costs, including, without limitation, legal fees and administrative expenses, actually incurred and reasonably estimated to be incurred by the City in exercising any of its rights under this Chapter in the event: (i) the applicant undertakes any work in violation of any provision of this Chapter or of any permit issued or plan approved pursuant to this Chapter or (ii) the applicant fails or refuses to complete the work authorized by any permit issued under this Chapter in accordance with all plans approved in connection with said permit.
- (D) *Replenishment of bond.* If the City draws upon the cash bond, the Director or their designee may require the Applicant to replenish the bond up to the full amount permissible under Appendix B to the City Code within five days after a demand therefore is made to the applicant in writing by the City. Should the applicant fail to fully replenish the bond after five days, the Director or their designee may suspend or cancel any related permits. If cancelled, said permits may be reissued after the filing of a new application and payment of the required fees therefor.
- (E) *Recovery for damages not limited:* draws or forfeitures of the cash bond permissible by this section are in addition to, and shall not be construed as a limit upon: (i) the amount of damages that may be recovered by the city or any other person; or (ii) any other remedy or penalty provided by any code, ordinance, or regulation of the city or otherwise provided by law.
- (F) *Return of bond.* Upon satisfactory completion of the construction, the cash bond shall be refunded, less any deductions, and without interest.
- (G) *Forfeiture of bond.* The cash bond shall be forfeited to the City in full if:
 - 1. The Applicant does not request a final inspection prior to the expiration of the permit for which the cash bond was made;
 - 2. The Applicant does not cure all defects in the performance of the work pursuant to the permit for which the cash bond was posted within 30 days after the specified date for completion in the City's written notice; or
 - 3. The Applicant occupies the building or any portion of the building without written permission or certificate of occupancy.

18-3-12: Tampering with posted notices. It shall be unlawful for any person to remove, deface, alter, or otherwise render unreadable any order or notice affixed or attached to any structure or equipment by order of the building official, the fire official, or their designee. Such notice may only be removed upon the express permission of the building official, the fire official, or their designee.

18-3-13: Penalties:

- (A) Except as provided in (D) below, the penalty for a violation of any provision of this Article I is the general penalty provided in Section 1-8 of this Code.
- (B) Each day that a violation of any provision of this Article shall continue constitutes a separate offense.

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- (C) The acts or omissions of a contractor performing work on behalf of an owner or lessee may be imputed to the owner or lessee when the violation consists of (1) performing work without a required permit; (2) allowing a permit to expire without completing the required work or inspections; (3) failing to schedule or obtain required inspections; or (4) failing to comply with permit conditions imposed under this Article. In such cases, the owner or lessee may be held jointly and severally liable for the violation, in addition to the contractor's own liability.
 - (D) In addition to any other penalty provided by this Code, where work commences without a permit required by this Article, an additional permit fee shall be assessed in accordance with the schedule adopted from time to time by the city council and listed in Appendix B of the City Code of Ordinances.

Sec. 18-4. Adoption of International Building Code (2024).

18-4-1: Intent and adoption: There is hereby adopted by reference the International Building Code/2024 edition, including Appendices F (Rodentproofing), G (Flood-Resistant Construction), H (Signs), K (Administrative Provisions), and P (Sleeping Lofts) as published by the International Code Council Inc.

The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. However, detached one- and two-family dwellings and townhouses not more than three stores above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the International Residential Code adopted elsewhere in this Article.

18-4-2: Amendments to Chapter 1, 2024 International Building Code:

A. Section 101.4.3 is amended as follows:

101.4.3 Plumbing. Replace "International Plumbing Code" with "Illinois Plumbing Code"; Replace "International Private Sewage Disposal Code" with "Illinois Plumbing Code."

B. Section 101.4.3 is amended as follows:

101.4.6 Energy. Replace "International Energy Conservation Code" with "Illinois Energy Conservation Code."

C. Section 105.2 is amended by deleting numbers one through thirteen and revised to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Painting, papering, tiling, carpeting and similar finish work.
2. Prefabricated swimming pools accessory to all group R occupancies that are less than 24 inch deep and do not have a recirculation pump.
3. Swings and other playground equipment not to be located in the front or corner side yard.
4. Window awnings supported by an exterior wall which do not project more than 48 inches from the exterior wall, do not require additional support, and are in compliance with Chapter 122 of the City Code.

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5. One-story detached temporary accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 64 square feet, a maximum height of 12 feet above grade and not located in any easement.
 6. Replacement and/or repair that does not involve any electric, plumbing, or structural work and has a combined product and construction value of less than five hundred dollars (\$500).

[The remainder of section 105.2 is to remain unchanged.]

- D. Section 105.5 is deleted in its entirety and the provisions of this Article concerning this subject shall control.
- E. Section 105.7 is amended to read as follows:

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project. The permit placard issued and intended for display shall be placed upon the job site in a manner as to be visible from the public way.
- F. Section 107.1 is amended to read as follows:

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application. For construction and occupancy types covered under this code the construction documents shall be submitted electronically. The construction documents shall be prepared by a registered design professional as required by applicable state law and for any of the following:

 1. New construction of principal buildings.
 2. Additions to existing buildings.
 3. Alterations to a building's structural elements as determined by the code official.
 4. Alteration and remodeling projects of a value in excess of \$20,000.00.

Exception: The building official is authorized to waive the submission of construction documents and other data not required by state law to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.
- G. Section 110.3.1 is amended by adding the following section:

110.3.1.1 Spot survey. Construction shall not proceed above foundation level until a spot survey, prepared by an Illinois Licensed Land Surveyor, is approved by the building official.
- H. Section 111.3 is amended by adding the following section:

111.3.1 Completion bond. Prior to issuance of a temporary certificate of occupancy, the building official may require a cash bond in an approved amount to assure completion of the unfinished work.
- I. Section 113 is deleted in its entirety and the administrative provisions of this Article concerning this subject shall control.

18-4-3: Amendments to Chapter 2, 2024 International Building Code:

- A. Section 202 (the definition of High-Rise Building) is amended to read as follows:

202 Definitions. A building with an occupied floor located more than 50 feet above the lowest level of fire department vehicle access.

18-4-4: Amendments to Chapter 4, 2024 International Building Code:

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- A. Section 403.1 is amended by adding the following:

403.1 Applicability: Buildings with an occupied floor level more than 50 feet above the lowest level of fire department vehicle access shall comply with section 403.2 through 403.6.

18-4-5: Amendments to Chapter 5, 2024 International Building Code:

- A. Table 504.3 is amended as follows:

Column Type VA is deleted with the exception of:

1. The B, I-1, I-2, R-3, and R-4 use groups.
2. The B use group is limited to 5,000 sq. ft. and one story unless fully suppressed with an automatic sprinkler system in accordance with section 903 in which case the building is limited to 7,500 square feet and two stories.
3. Garage type storage buildings from U use groups of Type VA construction shall be allowed up to 3,000 sq. ft.

Column Type VB is deleted with the exception of:

1. Garage type storage buildings less than 500 sq. ft. in area and separated from the main structure by at least 30 ft. when the main use is other than R-3 or R-4 classification.
2. Type VB construction shall be permitted for R-3 or R-4 buildings.

- B. 508.4.4 is amended as follows:

Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4 and shall have a required separation of 1hr minimum regardless of the occupancy classification.

18-4-6: Amendments to Chapter 9, 2024 International Building Code:

- A. Section 903.2.1.1 is amended to read as follows:

Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi-theater complex.

- B. Section 903.2.1.3 is amended to read as follows:

Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than the level of exit discharge.

- C. Section 903.2.1.4 is amended to read as follows:

Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

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

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2. The fire area has an occupant load of 100 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- D. Section 903.2.3 is amended to read as follows:
- Group E.* An automatic sprinkler system shall be provided for Group E occupancies as follows:
1. Throughout all Group E fire areas greater than 5,000 square feet in area.
 2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
 3. The group E fire area has an occupant load of 100 or more.
- E. Section 903.2.4 is amended to read as follows:
- Group F-1.* An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
1. Where a Group F-1 fire area exceeds 5,000 square feet;
 2. Where a Group F-1 fire area is located more than two stories above grade; or
 3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
 4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
 5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.
- F. Section 903.2.4 is amended by adding the following section:
- 903.2.4.2 Group F-2.* An automatic sprinkler system shall be provided throughout all Group F-2 fire areas greater than 5,000 square feet or where the combined Group F-2 fire areas on all floors, including mezzanines, exceeds 10,000 square feet.
- G. Section 903.2.7 is amended to read as follows:
- 903.2.7 Group M.* An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one or more of the following conditions exist:
1. Where a Group M fire area exceeds 5,000 square feet.
 2. Where a Group M fire area is located more than two stories above grade; or
 3. Where the combined fire area of all Group M fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
- H. Section 903.2.7.2 is amended to read as follows:
1. Where a Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet.
- I. Section 903.2.9 is amended to read as follows:

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

1. A Group S-1 fire area exceeds 5,000 square feet;
2. A Group S-1 fire area is located more than two stories above grade; or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square ft.

J. Section 903.2.9.1 is amended to read as follows:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. Buildings not more than one story above grade with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet.
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square ft.

K. Section 903.2.10 is amended to read as follows:

903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the International Building Codes as follows:

1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet; or
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

M. Section 903.3.9 is amended to read as follows:

903.3.9 Floor control valves. Approved supervised indication control valves shall be provided at the point of connection to the riser on each floor in multiple story buildings. Provide floor control valves with water flow switches for each floor.

N. Section 903.6 is amended by adding the following section:

903.6 Hydraulic name plate. Provide a copy of the hydraulic nameplate by each hydraulically calculated area, on each drawing.

O. Section 903.8 is amended by adding the following section:

903.8 Private fire hydrants. Fire hydrants shall be provided around the perimeter of the building in 300 foot increments. A fire hydrant shall also be located within 100 feet of the fire department connection on the fire protection water supply to the building.

- P. Section 903.9 is amended by adding the following section:

Section 903.9 Access door. Provide an outside access door to the sprinkler riser valve room and fire pump room.

- Q. Section 903.10 is amended by adding the following section:

Section 903.10 Fire rated assembly. Provide a minimum one hour fire resistance rated assembly for sprinkler valve room and fire pump room. Where a fire resistance rating greater than one hour is required by code around the fire pump room, the code shall govern the wall rating requirements.

- R. Section 903.11 is amended by adding the following section:

Section 903.11 Fire hose valve. In all warehouse storage areas exceeding 20,000 square feet, and where storage exceeds 12 feet high, provide inside 2-1/2 inch fire hose valves with 1-1/2 inch reducer to a 1-1/2 inch connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2-1/2 inch fire hose valves so that no portion of the warehouse and/or storage area is more than 120 feet maximum travel distance to a fire hose valve. The location of all obstructions and/or racks shall be identified on the drawings at time of permit application.

The fire hose valves system piping shall be:

1. A separate riser piping system.
2. The 2-1/2 inch valves shall be supplied by a minimum of 4 inch with 2-1/2 inch drops to each valve.
3. Where system pressures exceed 100 psi provide Potter reduced pressure field adjustable type valves.

- S. Section 905.3.1 is amended to read as follows:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet or 3 stories, whichever is smaller, above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet or 2 stories, whichever is smaller, below grade.

- T. Section 907.1.4 is amended by adding the following section:

907.1.4 Addressable fire alarm. All fire alarm systems shall be of the addressable type.

- U. Section 907.2 is amended to read as follows:

Section 907.2 Where required - new buildings and structures. An approved manual, automatic or manual and automatic fire alarm system shall be provided in all Use Groups including occupant notification appliances throughout the building installed per NFPA 72.

Devices, combination of devices, appliances, and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where during normal operation products of combustion are present in sufficient quantity to activate a smoke detector.

All fire alarm control panels or full function annunciator panels shall be installed within ten (10) feet of the main entrance, or in a location approved by the fire department.

- V. Section 907.7.1.1 is amended by adding the following section:

907.7.1.1 Multi-tenant Buildings. Multi-tenant buildings shall be "ring by tenant" activated by the fire sprinkler system flow switch for that space or automatic fire detection and shall include a weather proof clear outside strobe over the entrance to each tenant space as directed by the fire department. All outside strobes shall be 75 candela minimum.

W. Section 912.1.1 is amended by adding the following section:

912.1.1 Fire department connections. All fire department connections shall be a 4 inch Storz with 30 degree downturn.

18-4-7: Amendments to Chapter 10, 2024 International Building Code:

A. Section 1020.7 is amended by adding the following section:

Section 1020.7 Storage Prohibited. Storage is prohibited in exit passageways. Such passageways shall be posted with conspicuous signs stating "STORAGE PROHIBITED" and placed as directed by the Building and/or Fire Department.

18-4-8: Amendments to Chapter 11, 2024 International Building Code

A. Chapter 11 is deleted in its entirety.

18-4-9: Amendments to Chapter 18, 2024 International Building Code:

A. Section 1807.1 is amended to read as follows:

1807.1 Foundation walls. Foundation walls shall be designed and constructed in accordance with Sections 1807.1.1 through 1807.1.6. Foundation walls shall be supported by foundations designed in accordance with Section 1808. Permanent wood foundation systems and masonry foundation walls below grade are not permitted.

B. Section 1807.1.4 is deleted in its entirety.

C. Section 1807.1.6 is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Masonry foundation walls are not permitted below grade.

D. Section 1809.9 is deleted in its entirety.

E. Section 1809.12 is deleted in its entirety.

18-4-10: Amendments to Chapter 19, 2024 International Building Code:

A. Section 1907 is amended by deletion and replaced to read as follows: 1907 Minimum Slab Provisions

1907.1 General. The thickness of concrete floor, patio and walk slabs shall not be less than 4 inches. The area within the slab shall have all vegetation, top soil and foreign material removed and is provided with a minimum 4-inch stone base. A 6- mil polyethylene vapor retarder with joints lapped not less than 6 inches shall be placed between the base course or sub grade and the concrete.

Exception: A vapor retarder is not required:

1. For detached structures accessory to occupancies in Group R-3 such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet and carports attached to occupancies in Group R-3.

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3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.

For driveways, walks, patios and other flatwork which will not be enclosed at a later date.

1907.2 Concrete floor slab. The concrete floor slab shall be placed on a minimum of 4 inch base course of clean graded, crushed stone or gravel passing a 2 inch sieve. Fill material shall be free of moisture, vegetation, organic and foreign material. The fill shall be compacted to provide a uniform support of the slab. Pea gravel shall not be allowed.

1907.3 Patios and service walks. Patios and service walks shall be pitched to drain surface water away from buildings and finished in such a manner so as to prohibit an accumulation of standing water in excess of one-half inch.

1907.4 Brick and stone pavers. Brick and stone pavers shall have a minimum compressive strength of 3,000 psi. The area within the paver installation shall have all vegetation, top soil and foreign material removed. The pavers shall be placed on a minimum of (4) four inch for walks and (8) eight inch for driveways, clean compacted crushed stone or gravel sub base passing a three-quarter inch sieve. Fill material shall be free of moisture, vegetation, organic and foreign material and shall be compacted to provide a uniform support of the pavers. The entire perimeter of the paving bricks shall be provided with edge restraints. A final bed of leveling sand shall be provided. The pavers shall be set in the bedding course and compacted with a final sweeping of sand into the joints.

18-4-11: Amendments to Chapter 29, 2024 International Building Code:

- A. Section 2901.1 is deleted in its entirety and replaced to read as follows:

2901.1 Scope. Plumbing for new and existing structures shall comply with the Illinois Plumbing Code.

18-4-12: Amendments to Chapter 30, 2024 International Building Code:

- A. Section 3001.1 is amended to read as follows:

3001.1 Scope. This chapter governs the design, construction, installation, alteration and repair of elevators and conveying systems and their components. All Elevator and Conveyance design, installation, construction, operation, inspection, testing, maintenance, alteration and repair of elevators and conveyances shall comply with Section 35 of the Elevator Safety and Regulation Act (225 ILCS 312/35) of the State of Illinois and all adopted administrative rules including but not limited to Illinois Administrative Code 1000 and all stated references in that Act and Administrative Code shall be adopted as reference as indicated in those documents. **Where the requirements of this chapter or any referenced code or standard are in conflict with the provisions of State law, State law shall control.**

- B. Section 3001.7 is inserted and shall read as follows:

Section 3001.7 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with State law. 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 applicable State law and except where otherwise specified by the authority having jurisdiction.

- C. Section 3005.1 is amended to read as follows:

3005.1 Access. An approved means of access shall be provided to elevator machine rooms and overhead machinery equipment spaces. This means is not to be used as a passage way through the machine room to other areas of the building or roof.

Sec. 18-5. Adoption of International Residential Code (2024).

18-5-1: Intent and adoption: There is hereby adopted by reference the International Residential Code/2024 edition, including Appendices BB (Tiny Houses), BD (Home Day Care Occupancy), BH (Automatic Vehicular Gates), BO (Existing Buildings and Structures), and BG (Sound Transmission), as published by the International Code Council Inc.

The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

18-5-2: Amendments to Chapter 1, 2024 International Residential Code:

C. Section 105.2 is amended to read as follows:

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Painting, papering, tiling, carpeting, and similar finish work.
2. Replacement of windows and doors with like products in the same openings and without structural modification.
3. Prefabricated swimming pools that are less than 24 inches deep and do not have a recirculation pump.
4. Swings and other playground equipment not to be located in the front yard.
5. Window awnings supported by an exterior wall which do not project more than 48 inches from the exterior wall and do not require additional support.
6. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 64 square feet in area, a maximum height of 12 feet above grade and not located in any easement.
7. Tents and canopies not to exceed 650 square feet in area and erected for four or less days.
8. Replacement and/or repair that does not involve any electric, plumbing, or structural work and has a combined product and construction value of less than five hundred dollars (\$500).

[The remainder of section R105.2 is to remain unchanged.]

D. Section R105.5 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

E. Section R105.7 is amended to read as follows:

R105.7 Placement of permit. The permit placard shall be displayed at the job site as to be visible from the public way for the duration of the project.

E. Section R106.1 is amended to read as follows:

R106.1 Submittal documents. A minimum of three sets of construction documents shall be prepared by a registered design professional as required by applicable state law, and for the following:

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1. New house construction.
 2. Additions of occupiable or habitable space in area (except screen rooms).
 3. Alterations with a valuation in excess of \$20,000.00.
 4. Where deemed appropriate by the code official for unique construction or circumstances.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

- F. Section R109.1.1.1 is amended by adding the following:

R109.1.1.1 Spot survey. Construction shall not proceed above foundation level until a spot survey, prepared by an Illinois Licensed Land Surveyor, is submitted to and approved by the Permits and Inspections Division of the Community Development Department.

- G. Section R109.1.7 is amended by adding the following:

R109.1.7 Prefabricated construction. All elements of prefabricated construction are to be readily accessible and visible for inspection on the site.

- H. Section R112 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

18-5-3: Amendments to Chapter 3, 2024 International Residential Code:

- A. Table R 301.2(1) is amended as follows:

1. Insert "25 pounds per square foot" below the column entitled, "Ground Snow Load."
2. Insert "107 miles per hour" below the column entitled, "Wind Speed."
3. Insert "YES" below the column entitled, "Topographic effects."
3. Insert "NO" below the column entitled, "Special Wind Region."
3. Insert "NO" below the column entitled, "Winborne Debris Zone."
4. Insert "A" under column entitled "Seismic Design Category"
5. Insert "SEVERE" below the column entitled, "Weathering."
6. Insert "42 inches" below the column entitled, "Frost Line Depth."
7. Insert "Moderate to heavy" below the column entitled "Termite"
8. Insert "Yes" below the column entitled, "Ice Barrier Underlayment Required."
10. Insert "See Chapter 46 of City of Rolling Meadows Code of Ordinances" below the column entitled, "Flood Hazards."
11. Insert "2000" below the column entitled, "Air Freezing Index."
12. Insert "52" degree Fahrenheit" below the column entitled "Mean annual temp."

- B. Section R302.13 is deleted in its entirety.

- C. Section R309.2 is amended to read as follows:

R309.2 One- and two-family dwellings automatic sprinkler systems. Any newly constructed dwelling of 4,000 square feet or more in gross floor area shall be provided with an automatic sprinkler system.

Gross floor area shall mean the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of unfinished basements, attached garages less than 484 square feet in size, screen rooms less than 240 square feet, and courts. Corridors, hallways, stairways, closets, interior walls thicknesses, columns or similar features shall not be deducted from the gross floor area. Any detached dwelling constructed after October 1, 2004 that is not required to install an automatic sprinkler system shall install such a system where both (1) any building addition(s) results in the total gross floor area increasing to 4,000 square feet or greater; and (2) within 12 months of constructing the addition, the total value of work performed on the dwelling—including the addition and any other alterations or improvements—exceeds 50 percent of the replacement cost of the structure immediately prior to the addition.

- D. Section R317.5 is deleted in its entirety.

18-5-4: Amendments to Chapter 4, 2024 International Residential Code:

- A. Section R402.1 is deleted in its entirety.
- B. Figure R403.1(2) is deleted in its entirety.
- C. Figure R403.1(3) is deleted in its entirety.
- D. Figure R403.1(1) delete all figures showing masonry foundation walls.
- E. Section R403.2 is deleted in its entirety.
- F. Figure R403.4(1) is deleted in its entirety.
- G. Section R404 and all subsections is amended by deleting all references to masonry foundations.
- H. Section R404.2 is deleted in its entirety as it is not permitted.
- I. Section R405 and all subsections is amended by deleting any reference to wood or masonry foundations.
- J. Section R406 and all subsections is amended by deleting any reference to wood or masonry foundations.
- K. Section R407.1 is amended to read as follows:
R407.1 Wood columns. Wood columns shall be prohibited below grade elevation (in basements and crawl spaces) unless approved by the Building Official because of special circumstances.
- L. Section R408.4 is amended to append the following:
The minimum clearance between the ground or floor elevation below and the bottom of the floor joist shall be 30 inches.
- M. Section R408.9 is amended by adding the following section:
Section R408.9 Ground cover. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil polyethylene ground cover. The ground cover shall be lapped a minimum of 12 inches at joints and shall extend to all foundation walls enclosing the crawl space area. A continuous topping of stone ballast shall be placed uniformly over the cover to a depth of at least 2 inches.

18-5-5: Amendments to Chapter 5, 2024 International Residential Code:

- A. Section R504 is deleted in its entirety.
- B. Section 508 is deleted in its entirety and replaced with a new Section 508 as follows:
Section 508 Slabs on grade

R508.1 General. The thickness of concrete floor, patio and walk slabs shall not be less than 4 inches. The area within the slab shall have all vegetation, top soil and foreign material removed and is provided with a minimum 4 inch stone base. A 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches shall be placed between the base course or sub grade and the concrete.

Exception: A vapor retarder is not required:

1. For detached structures accessory to occupancies in Group R-3 such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.

508.2 Concrete floor slab. The concrete floor slab shall be placed on a minimum of 4 inch base course of clean graded, crushed stone or gravel passing a 2 inch sieve. Fill material shall be free of moisture, vegetation, organic and foreign material. The fill shall be compacted to provide a uniform support of the slab. Pea gravel shall not be allowed.

508.3 Patios and service walks. Patios and service walks shall be pitched to drain surface water away from buildings and finished in such a manner so as to prohibit an accumulation of standing water in excess of one-half inch.

508.4 Brick and stone pavers. Brick and stone paver shall have a minimum compressive strength of 3,000 psi. The area within the paver installation shall have all vegetation, top soil and foreign material removed. The pavers shall be placed on a minimum of (4) four inch for walks and (8) eight inch for driveways, clean compacted crushed stone or gravel sub base passing a three-quarter inch sieve. Fill material shall be free of moisture, vegetation, organic and foreign material and shall be compacted to provide a uniform support of the pavers. The entire perimeter of the paving bricks shall be provided with edge restraints. A final bed of leveling sand shall be provided.

The pavers shall be set in the bedding course and compacted with a final sweeping of sand into the joints.

18-5-6: Amendments to Chapter 6, 2024 International Residential Code:

- A. Section R606.2.8.1 is deleted in its entirety.

18-5-7: Amendments to Chapters 25, 26, 27, 28, 29, 30, 31 And 32, 2024 International Residential Code:

- A. Delete Chapters 20 & 25 through 43 in its entirety and reference the current edition of the State of Illinois Plumbing Code (77 Illinois Administrative Code 890), hereinafter the "Illinois Plumbing Code."

Sec. 18-6. Adoption of International Existing Building Code (2024).

18-6-1: Intent and adoption: There is hereby adopted by reference the International Existing Building Code, 2024 edition, as published by the International Code Council, Inc.

The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

18-6-2 Amendments to Chapter 1, 2024 International Existing Building Code:

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- A. Section 105.5 is deleted in its entirety and the provisions of this Article concerning this subject shall control.
 - B. Section 112 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

Sec. 18-7. Adoption of International Mechanical Code (2024).

18-7-1: Intent and adoption: There is hereby adopted by reference the International Mechanical Code, 2024 edition, including Appendix A, as published by the International Code Council, Inc.

The purpose of this code is to establish minimum standards to provide a reasonable level of safety, health, property protection and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of mechanical systems.

18-7-2 Amendments to Chapter 1, 2024 International Mechanical Code:

- A. Section 102.2 is amended by adding the following section:
102.2.2 Abandoned systems. Mechanical systems or portions thereof that are abandoned and/or not intended for further use shall be removed or put in a safe condition as determined by the code official.
- B. Section 105.4.3 and 105.4.4 are deleted in its entirety and the provisions of this Article concerning this subject shall control.
- C. Section 110 is amended by adding the following:
110.5 Capped openings. All duct openings shall be capped during construction activities to prevent dust and debris from entering the system.
- D. Section 112 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

Sec. 18-8. Adoption of International Fuel Gas Code (2024).

18-8-1: Intent and adoption: There is hereby adopted by reference the International Fuel Gas Code, 2024 edition, including Appendix A and B, as published by the International Code Council, Inc.

The purpose of this code is to establish minimum standards to provide a reasonable level of safety, health, property protection and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas systems.

18-8-2 Amendments to Chapter 1, 2024 International Fuel Gas Code.

- A. Sections 105.5.3 and 105.5.4 are deleted in its entirety and the provisions of this Article concerning this subject shall control.
- B. Section 105.5.7 is amended to read as follows:
105.7 Posting of permit. The building permit or copy shall be kept on the site of the work until the completion of the project. The permit placard issued and intended for display shall be placed upon the job site in a manner as to be visible from the public way.

Sec. 18-9. Adoption of International Property Maintenance Code (2024).

18-9-1: Intent and adoption: There is hereby adopted by reference the 2024 International Property Maintenance Code, including Appendix A, as published by the International Code Council, Inc.

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

18-9-2: Amendments to Chapter 1, 2024 International Property Maintenance Code:

A. Section 102.3 is deleted in its entirety and replaced to read as follows:

102.3 Application of other codes. Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building, plumbing, mechanical and fire codes adopted by the City of Rolling Meadows. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the jurisdiction's zoning code. In the event of conflict, the most restrictive provision shall apply."

B. Section 102.8 is deleted in its entirety and replaced to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that have been adopted by the City of Rolling Meadows and considered part of the requirements of this code to the prescribed extent of each such reference."

E. Section 106 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

18-9-3: Amendments to Chapter 2, 2024 International Property Maintenance Code:

A. Section 201.3 is deleted in its entirety and replaced to read as follows:

Section 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the building, plumbing, mechanical, fire, zoning, and municipal codes adopted by the City of Rolling Meadows, such terms shall have the meanings ascribed to them as in those codes."

B. Section 202 is amended by replacing or adding the following definitions:

Bathroom. A room containing a lavatory, water closet, bathtub and/or shower.

Debris. An accumulation of one or more of the following items; tin cans, glass jars, bottles, scrap glass, paper cartons, scraps of paper, boxes, ashes, iron, old hot water tanks, oil storage tanks, tin or other metal materials, refuse, rubbish, junk, waste, manure, straw, piles of grass clippings and/or other yard waste, lumber, old bricks, concrete blocks, chunks of broken concrete, plaster board, discarded furniture, mattresses, bed springs, portable swimming pools in disrepair, operable or inoperable household appliances, lawn and garden equipment, inoperable bicycles, plumbing materials, electrical supplies or cords, or other like matter or things."

Public nuisance. Any of the common law, statutory, or enumerated nuisances set forth in Article II, "Nuisances," of Chapter 38, "Environment," of the Rolling Meadows Municipal Code.

18-9-4: Amendments to Chapter 3, 2024 International Property Maintenance Code:

A. Section 301.2 is amended to read as follows:

301.2 Responsibility. The owner of the premises shall maintain the structures, fixtures 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.

B. Section 302.1 is amended to read as follows:

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition and free from any accumulation of rubbish, debris or garbage.

C. Section 302.4 is amended to read as follows:

302.4 Height of Weeds or Plant Growth.

- A. Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches tall. 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.
- B. *Exemptions.* It shall not be a violation of this Section 302.4 to maintain a property with landscaping in excess of eight inches tall in either of the following circumstances:
 1. *By Permit.* A managed landscape including weeds or plant growth in excess of eight inches tall may be maintained where the landscape plan has been approved by the City and where the landscape is maintained pursuant to the plan and any accompanying maintenance or management plan. This exemption includes, without limitation, every approved: screening and landscape plan, subdivision landscape plan, planned development, and stormwater management facility.
 2. *Performance-Based.* One- and two-family dwellings may establish managed native landscapes without first obtaining a permit provided that they meet the following criteria:
 - i. *Definitions.* For the purposes of this Section 302.4:
 1. *Managed native landscape* means a planned, intentional and maintained planting of grasses, wildflowers, forbs, ferns, shrubs or trees, all predominantly being of species native to northern Illinois.
 2. *Sight triangle* means a triangular area at the intersection of two streets or a street and a driveway, the hypotenuse of which establishes a safe line of sight for a motorist, cyclist or pedestrian. The sight triangle is determined per section 114-6(b)(l) of this Code.
 3. *Street line* means any lot line abutting an improved public or private right-of-way.
 4. *Turf grass* means grasses common used in regularly cut lawns or play areas such as, without limitation: bluegrass, fescue, and ryegrass blends.
 5. *Noxious weed* is as defined in Section 38-66 of this Code.
 - ii. A managed native landscape complying with this subsection may include plants and grasses in excess of eight (8) inches in height and which have

gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.

- iii. *Establishment & Species.* To establish the managed native landscape, prior non-native vegetation must be eliminated and native vegetation must be intentionally planted by seed or transplantation. Managed native landscapes must not include turf-grass left unattended for the purposes of returning to a natural state.
- iv. *Setbacks.* At all times, a managed native landscape must:
 - 1. Have a clearly defined edge along any street line.
 - 2. Not have plantings in excess of 36 inches within any sight triangle or within five feet of any street line.
 - 3. Not have any plantings, except trees, which extend over or onto neighboring properties or rights-of-way.
- v. A managed natural landscape may not include any plantings which, due to their location and manner of growth, constitute a hazard or obstruction to the public or may cause injury to persons or property.

C. *Enforcement.* Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 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.

D. Section 302.10 is amended by adding the following section:

302.10 Litter. If failure to comply with Section 302 results in garbage and rubbish being deposited on any public or private property, it will be the responsibility of the violator to retrieve any and all blowing litter.

E. Section 302.11 is amended by adding the following section:

302.11 Exterior storage. In residential districts, exterior or outdoor storage of equipment, tools, material, debris, rubbish, trash, junk, cut brush, logs, limbs, tree trunks, stumps or garbage is prohibited in front of or at the sides of the principle building if in view from the street.

Exceptions:

- 1. Approved refuse containers.
- 2. Motor vehicles and trailers when parked in accordance with other applicable city regulations.
- 3. Lawn furniture and lawn ornaments.
- 4. Garden hoses.
- 5. Bulk landscape or construction material, including excavated material, for a period not to exceed sixty (60) days.
- 6. Firewood not exceeding two-thirds cord (two face cords) in volume.
- 7. Seasonal and holiday displays erected for not more than ninety (90) days.

F. Section 302.12 is amended by adding the following section:

302.12 Dead Vegetation/Trees. Any vegetation that is dead and in the opinion of the code official or city forester is capable of causing property or utility damage shall be removed. Any vegetation that is dead and within any yard shall be removed. Dead, dying and/or decaying trees posing an imminent danger to life or property shall be removed or rendered safe as determined by the code official. Any vegetation removed that is a part of a required landscaping area shall be replaced with live plants as approved by the Director of Community Development or his/her designee.

G. Section 302.13 is amended by adding the following section:

302.13 Snow and ice removal equipment and material, parking and storage. Snow removal equipment, vehicles and material shall be parked or stored behind the structure or as approved by the code official. Half-ton and three-quarter ton plow trucks are excluded from this regulation for the period of November 15 to April 1.

H. Section 302.14 is amended by adding the following section:

302.14 Holiday decorations. Holiday decorations, lights, displays, and signs shall be removed within ninety (90) days after the holiday so recognized.

I. Section 304.3.1 is amended by adding the following section:

304.3.1 Multi-Premises identification.

1. Where there are more than four (4) spaces/units located in a single commercial or industrial structure, each front and rear street level exterior door shall be marked with the corresponding street address and the identification of the occupancy. The numbering and lettering shall be no less than four (4) inches in height for front exterior doors and four (4) inches in height for rear exterior doors and in contrast coloring to that of the coloring of the door(s). The placement of the numbering and lettering shall be uniform throughout the commercial or industrial structure. All fire protection rooms, with direct outside ground access, shall be identified with the words, "Fire Protection Equipment Room" which shall appear on the door to said room in the same manner as the street address. Where fire protection rooms have interior access only, these rooms shall be identified as such with lettering or acceptable symbols, in the same manner as the street address, except that said lettering or acceptable symbols shall be no less than four (4) inches in height.
2. Where there are more than four (4) multi-family residential units, addresses shall be displayed on both the front and rear of the buildings.

J. Section 304.14 is amended by inserting: "April 1 to December 1"

K. Section 305.1 is amended to read as follows:

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition so as not to pose a threat to the health, safety or welfare of the occupants or visitors and to protect the occupants from the environment. 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.

L. Section 305.1.1 is amended to read as follows:

305.1.1 Unsafe condition. Amend first sentence to read: "The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with all applicable codes adopted by the City of Rolling Meadows."

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- M. Section 308.4 is amended by adding the following section:

308.4 Disposal of Debris. Every occupant of a structure shall dispose of debris in a clean and sanitary manner by placing such debris in an approved debris disposal facility or approved debris containers, and such disposal shall take place in compliance with the provisions of the Code of Ordinances for the City of Rolling Meadows.

18-9-5: Amendments to Chapter 4, 2024 International Property Maintenance Code:

- A. Section 404.4.4 is amended to read as follows:

Prohibited occupancy – spaces not designed as bedrooms. Spaces other than bedrooms shall not be used for sleeping purposes, including, without limitation: living rooms, dining rooms, and nonhabitable spaces.

- B. Section 404.4.5 is amended to read as follows:

404.4.5 Other requirements for bedrooms. 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. Bedrooms shall additionally be required to provide the following:

1. All walls in bedrooms on any floor shall have, as a minimum, a layer of one-half (1/2) gypsum board or equivalent, taped and finished so as to provide a continuous surface with no breaks or gaps.
2. Doors, with minimum dimensions of one and three-eighths (1 3/8) inch thick and six (6) feet eight (8) inches height, shall be required for all bedrooms. The door shall be side-hinged, readily operable, and provided with latching hardware.
3. Basement bedrooms, as well as other habitable space, shall be free of excess moisture, dampness and ground water seepage. All excess moisture shall be removed by mechanical or gravitational means.

18-9-6: Amendments to Chapter 5, 2024 International Property Maintenance Code:

- A. Section 502.2 is deleted in its entirety.

- B. Section 507.1 is amended to read as follows:

507.1 General. Drainage of roofs, sump pits, 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.

- C. Section 507.2 is amended by adding the following section:

507.2. Roof Drains. Drains, roof and otherwise, shall terminate not less than four (4) feet from the property line.

- D. Section 507.3 is amended by adding the following section:

507.3 Sump Pumps. Sump pump discharge water shall not create a public nuisance and in no event shall the termination of the discharge piping be closer than ten (10) feet from the property line.

18-9-7: Amendments to Chapter 6, 2024 International Property Maintenance Code:

- A. Section 602.2 is deleted in its entirety and replaced to read as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms and toilet rooms all year.

Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

- B. Section 602.3 is deleted in its entirety and replaced to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, shall maintain a temperature of not less than 68°F at any time during the year in all habitable rooms, bathrooms and toilet rooms.

Exception:

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.

- C. Section 602.4 is deleted in its entirety and replaced to read as follows:

602.4 Occupiable workspaces. Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 68°F at any time during the year.

- D. Section 605.2.1 is amended by adding the following section:

605.2.1 Receptacles. All 125 volt, single-phase, 15- or 20-ampere receptacles installed in bathrooms and kitchens to serve counter top surfaces shall have ground-fault circuit-interrupter (GFCI) protection.

18-9-8: Amendments to Chapter 7, 2024 International Property Maintenance Code:

- A. Section 704.8 is amended by adding the following section:

Section 704.8 Fire Extinguishers. Fire extinguishers shall be provided in all Commercial & Multi-Family properties as required per the adopted fire code for the City of Rolling Meadows and shall be maintained, operational and certified annually.

18-9-9: Amendments to Appendix A, 2024 International Property Maintenance Code:

- A. Insert the following new Section A101.2:

A101.2 - Statement of Policy; Time Limitation. It is the public policy of the City of Rolling Meadows that boarding up is a temporary solution to prevent unauthorized entry. The boarding or board-up of any part of a building shall be considered temporary and shall not extend beyond 60 days, unless: (i) otherwise authorized by the Municipal Code; (ii) approved in writing by the Code Official; or (iii) a permit has been issued for the structure's demolition or repair, which permit must be diligently pursued to completion. The boarding-up of any part of a structure or building beyond the time limit provided by this Section A101.2 is a violation of this Code and constitutes a public nuisance."

Sec. 18-10. Adoption of National Electrical Code (2023).

18-10-1: Intent and adoption: There is hereby adopted by reference the National Electrical Code/2023 edition (NFPA/ANSI 70), as published by the National Fire Protection Association.

This code covers the installation and removal of electrical conductors, equipment, and raceways; signaling and communications conductors, equipment, and raceways; and optical fiber cables and raceways.

18-10-2: Special Rules and Regulations Regarding the Installation, Alterations and Use of Electrical Equipment. Notwithstanding any contrary provision of the National Electrical Code, the following provisions apply:

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1. Copper wire shall be used for all conductors smaller than no. 4 trade size. Where aluminum wiring is used, all terminations shall be protected by using an approved corrosion inhibitor.
 2. All conductors and service grounds shall be installed in approved metal raceways. Exceptions shall be as follows:
 - a. Low voltage wiring for lighting circuits, control circuits, signaling circuits or communication systems may be run exposed only in accessible areas when not subject to mechanical injury and to single station signal and communication jack outlets in existing walls or residential dwelling units. Low voltage cable when run exposed shall be installed in accordance with the National Electrical Code.
 - b. Rigid nonmetallic and electrical nonmetallic conduit may be used for special conditions when approved by the code official.
 - c. Rigid nonmetallic conduit and electrical nonmetallic conduit shall be allowed underground as follows:
 - i. Rigid nonmetallic conduit shall be used where subject to damage or excessive loads.
 - ii. Within 18 inches of leaving the ground it shall have a transition to an approved metallic system and shall be appropriately grounded.
 - d. Approved temporary wiring.
 3. An approved metal raceway shall be installed within single-family detached and attached dwellings from the water meter location to a point on an exterior wall approved by the water department for purposes of future installation of signal wire for remote meter heads.

18-10-3: Amendments to Annex H (Administration and Enforcement), 2023 National Electrical Code:

- A. Article 80.2 is modified to amend the following definitions:

Authority Having Jurisdiction shall mean the City of Rolling Meadows.

Chief Electrical Inspector shall mean the City's building official.

Electrical Inspector shall mean any person authorized by the building official to perform electrical inspections.
- B. Article 80.15 is deleted in its entirety.
- C. Article 80.19 is deleted in its entirety and replaced to read as follows:

80.19 Electrical permits required; inspection of work. No electrical equipment shall be installed or altered within the city, except upon a permit first issued by the Community Development Department. The Community Development Department shall issue permits for the installation and alteration of electrical equipment when application is made to the city. The Department shall inspect all electrical equipment installed or altered in the city and shall require that it conform to the standards and specifications applicable. Permits for electrical work shall be issued by the electrical inspector and shall be made out upon a printed application form to be furnished by the city, which shall describe in detail the material, apparatus and type of work to be done. In addition, the form shall provide for the name of the owner of the property upon which the work is to be done, the user of the property and the correct address of the property. There shall also be provision for the name of the supervising electrician and the person making the installation.
- D. Article 80.23 is deleted in its entirety and the provisions of this Article concerning this subject shall control.
- E. Article 80.25, (C) is deleted in its entirety and replaced to read as follows:

(C) Notification. If, within five business days after the electrical inspector is notified of the completion of an installation of electric equipment, other than a temporary approval installation, the electrical inspector has either authorized connection nor disapproved the installation, the supplier of electricity is authorized to make connections and supply electricity to such installation.

- F. Article 80.27 is deleted in its entirety.
- G. Article 80.29 is deleted in its entirety.
- H. Article 80.33 is deleted in its entirety.
- I. Article 80.35 is deleted in its entirety.

18-10-4: Amendments to Chapter 3, 2023 National Electrical Code:

- A. Article 324 (Flat Conductor Cable: Type FCC) is deleted in its entirety.
- B. Article 334 (Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS) is deleted in its entirety and the methods and materials regulated by this Article are prohibited unless specifically allowed elsewhere in this Chapter.
- C. Article 382 (Nonmetallic Extensions) is deleted in its entirety and the methods and materials regulated by this Article are prohibited unless specifically allowed elsewhere in this Chapter.
- D. Article 394 (Concealed Knob-and-Tube Wiring) is deleted in its entirety and the methods and materials regulated by this Article are prohibited unless specifically allowed elsewhere in this Chapter.
- E. Article 396 (Messenger-Supported Wiring) is deleted in its entirety and the methods and materials regulated by this Article are prohibited unless specifically allowed elsewhere in this Chapter.
- F. Article 398 (Open Wiring on Insulators) is deleted in its entirety and the methods and materials regulated by this Article are prohibited unless specifically allowed elsewhere in this Chapter.

Sec. 18-11. Adoption of International Fire Code (2024).

18-11-1: Intent and adoption: There is hereby adopted by reference the International Fire Code, 2024 edition, including Appendices B, D, E, F, H, I, J published by the International Code Council, Inc.

The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

18-11-2: Amendments to Chapter 1, 2024 International Fire Code:

- A. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Rolling Meadows, hereinafter referred to as "this code."

- B. Section 101.6 and all subsections are amended by adding the following:

101.6 Emergency Response Repository Container Units (Lock Box).

101.6.1 General. The owner or operator of any facility which currently has, or shall be installing, a fire detection system (automatically or manual) and/or a fire suppression system, where either or both are monitored, shall provide a repository container (lock box) at the facility site, as set forth in this section.

Exception: When the facility always has a representative present on site 24 hours a day who shall permit fire department access.

101.6.2 Item contained. The repository container (lock box) shall contain key(s) to access those portions of the facility that the code official deems necessary.

Each key shall be labeled as to its area(s) of function.

101.6.3 Location and identification. The repository container (lock box) shall be installed at a location designated by the code official and shall be identified in a manner described by the code official.

101.6.4 Size. The size of the repository container (lock box) shall be that which is deemed adequate by the code official.

101.6.5 Keying. All repository containers (lock boxes) shall be keyed in accordance with the requirements set forth by the code official.

101.6.6 Update and Notifications. The owner or operator of the facility shall update the key(s) within the repository container (lock box) as soon as is reasonably possible after a change has been made that will require the change of the key(s). The code official shall be notified in order that the change of key(s) may take place.

- C. Section 104.2.4 is deleted in its entirety and replaced to read as follows:

104.2.4 Modifications. The Community Development Director or their designee shall have power to modify any of the provisions of the fire prevention code adopted in this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the Community Development Director thereon shall be entered upon the records of the Community Development Director, and a signed copy shall be furnished the applicant.

- D. Section 105.2.3 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

- E. Section 109.5 is amended by adding the following section:

109.5 Service roads and fire hydrants at new construction. All areas in which construction work is being done shall be provided with passable service roads of sufficient bearing capacity to support fire equipment and shall have proximate thereto sufficient fire hydrants in good working order, all as approved by the Community Development Director, before any construction may proceed above the foundation level.

- F. Section 112 is deleted in its entirety and the provisions of this Article concerning this subject shall control.

- G. Section 116 is amended by adding the following sections:

116.1 Connection to Northwest Central Dispatch required. Effective October 1, 2009, any fire alarm system as mandated by International Fire Code 2024 Edition, as amended by city ordinance, shall transmit trouble, supervisory, and fire signals to the city's designated proprietary agent's receiving point in the city via a wireless transmitter in accordance with the National Fire Protection Association (NFPA) Standard 72. Only equipment certified and approved by the City of Rolling Meadows, Northwest Central Dispatch System (NWCD) and/or its designated proprietor shall be installed. The designated proprietary agent shall be the only authorized installer of the approved radio transmitters. Existing systems shall be changed to wireless, upon the alarm owner's request, when the existing equipment is updated or when any of the following occurs:

1. An alarm has been in a trouble or out of service condition for a time period of over 30 days caused by a problem with the dedicated telephone fire alarm circuit.

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2. An alarm has three or more line troubles lasting 48 hours or more in any twelve-month period.
 3. When an existing contract with a monitoring agency (central station) other than NWCD ends, the alarm owner will request to be changed to wireless.

Section 116.2 Fire alarm system plan review. Fire alarm system plans shall be submitted for review for any new fire alarm system and/or upgrade to an existing system. No work shall begin prior to the approval of the plan by the fire department and the issuance of a permit for the work by the community development department. A system upgrade shall be defined as any one or more of the following:

1. Replacement of the main fire alarm control panel;
2. Replacement of more than one-half the alarm initiation devices;
3. Replacement of more than one-half the alarm notification devices;
4. Any addition of alarm initiating devices;
5. Addition, repair or replacement of any fire alarm wiring.

Section 116.3 Fire alarm system requirements for connection. Fire alarm system connections to Northwest Central Dispatch System shall be made only after compliance with the following requirements:

1. The alarm system shall be installed in accordance with NFPA 72 as referenced in the adopted code and according to the manufacturer's directions.
2. Fire alarm systems shall be compatible with the city's/NWCD's system.
3. The alarm user shall make arrangements with the company installing the alarm system and the designated proprietary agent for the installation of a wireless transmitter. The designated proprietary agent shall be the only authorized installer of the approved radio transmitters.
4. The alarm user shall purchase and install a standard security lock box in the manner and location prescribed by the fire department and containing keys to all entrances and exits to the building to allow immediate access in emergency situations.
5. All fire alarm systems shall be installed, maintained and tested in accordance with NFPA 72-as referenced in the adopted code and International Fire Code 2024 Edition as amended by city ordinance.
6. The fire department shall inspect the property prior to connection and make a written finding as to whether the above requirements have been met. For fire alarm systems required to be installed by city ordinance, the inspection shall be required prior to the issuance of the final occupancy permit.

Section 116.4 Alarm system posting requirements. The alarm user shall post or cause to be posted at or near the location where such alarm system can be deactivated, a notice containing the name, address and telephone number of the alarm user and the person, firm or corporation responsible for the maintenance and repair of such alarm system.

Section 116.5 Maintenance and testing requirements. All alarm systems shall be maintained and tested in accordance with the following requirements:

1. All alarm users shall maintain the alarm system in good working order.
2. The alarm user shall have any fire alarm system tested by a licensed testing department in accordance with NFPA 72.

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- a) The results of the testing agency or electrical contractors test shall be in writing, signed by the agency or contractor, and kept on file at the premises where the alarm system is being used. A copy of the test results shall be forwarded to the fire department upon completion of the alarm system test using the IROL system (inspection reports online). The test shall not be considered completed until the city receives the results thereof. If the results are not received by the city within 60 days after the end of the applicable testing interval, a summons will be issued to the property owner to appear in the City's code hearing unit adjudication.
 - b) New and upgraded systems shall be acceptance tested accordance with NFPA 72.

Section 116.6 Time limits—Alarm sound; response to city notification. The alarm user shall respond or cause his representative to appear at the alarm system location within one hour from notification by the city to reset an alarm system, to provide access to the premises, or to provide securing for the premises.

18-11-3: Amendments to Chapter 9, 2024 International Fire Code:

A. Section 901.6 is amended to read as follows:

Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed.

All inspection and maintenance reports shall be forwarded annually to the Rolling Meadows Fire Department using the IROL system (Inspection Reports Online). Any company or agent doing inspection and maintenance to fire protection systems shall be required to register with IROL, as well as all buildings that have fire protection systems installed.

B. Section 903.2.1.1 is amended to read as follows:

Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi-theater complex.

C. Section 903.2.1.3 is amended to read as follows:

Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than the level of exit discharge.

D. Section 903.2.1.4 is amended to read as follows:

Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.

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3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- E. Section 903.2.3 is amended to read as follows:
- Group E.* An automatic sprinkler system shall be provided for Group E occupancies as follows:
1. Throughout all Group E fire areas greater than 5,000 square feet in area.
 2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
 3. The group E fire area has an occupant load of 100 or more.
- G. Section 903.2.4 is amended to read as follows:
- Group F-1.* An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
1. Where a Group F-1 fire area exceeds 5,000 square feet;
 2. Where a Group F-1 fire area is located more than two stories above grade; or
 3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
 4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
 5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.
- H. Section 903.2.4 is amended by adding the following section:
- 903.2.4.2 Group F-2.* An automatic sprinkler system shall be provided throughout all Group F-2 fire areas greater than 5,000 square feet or where the combined Group F-2 fire areas on all floors, including mezzanines, exceeds 10,000 square feet.
- I. Section 903.2.7 is amended to read as follows:
- 903.2.7 Group M.* An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one or more of the following conditions exist:
1. Where a Group M fire area exceeds 5,000 square feet.
 2. Where a Group M fire area is located more than two stories above grade; or
 3. Where the combined fire area of all Group M fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
- J. Section 903.2.7.2 is amended to read as follows:
1. Where a Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet.
- K. Section 903.2.9 is amended to read as follows:
- 903.2.9 Group S-1.* An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

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1. A Group S-1 fire area exceeds 5,000 square feet;
 2. A Group S-1 fire area is located more than two stories above grade; or
 3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
 4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
 5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square ft.
- K. Section 903.2.9.1 is amended to read as follows:
- 903.2.9.1 Repair garages.* An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:
1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
 2. Buildings not more than one story above grade with a fire area containing a repair garage exceeding 5,000 square feet.
 3. Buildings with a repair garage servicing vehicles parked in the basement.
 4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet.
 5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square ft.
- M. Section 903.2.10 is amended to read as follows:
- 903.2.10 Group S-2 enclosed parking garages.* An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the International Building Code as follows:
1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet; or
 2. Where the enclosed parking garage is located beneath other groups.
- Exception:* Enclosed parking garages located beneath Group R-3 occupancies.
- N. Section 903.3.9 is amended to read as follows:
- 903.3.9 Floor control valves.* Approved supervised indication control valves shall be provided at the point of connection to the riser on each floor in multiple story buildings. Provide floor control valves with water flow switches for each floor.
- O. Section 903.5.1 is amended by adding the following section:
- 903.5.1 Hydraulic name plate.* Provide a copy of the hydraulic nameplate by each hydraulically calculated area, on each drawing.
- P. Section 903.8 is amended by adding the following section:
- 903.8 Private fire hydrants.* Fire hydrants shall be provided around the perimeter of the building in 300 foot increments. A fire hydrant shall also be located within 100 feet of the fire department connection on the fire protection water supply to the building.
- Q. Section 903.9 is amended by adding the following section:

Section 903.9 Access door. Provide an outside access door to the sprinkler riser valve room and fire pump room.

- R. Section 903.10 is amended by adding the following section:

Section 903.10 Fire rated assembly. Provide a minimum one-hour fire resistance rated assembly for sprinkler valve room and fire pump room. Where a fire resistance rating greater than one hour is required by code around the fire pump room, the code shall govern the wall rating requirements.

- S. Section 903.11 is amended by adding the following section:

Section 903.11 Fire hose valve. In all warehouse storage areas exceeding 20,000 square feet, and where storage exceeds 12 feet high, provide inside 2-1/2 inch fire hose valves with 1-1/2 inch reducer to a 1-1/2 inch connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2-1/2 inch fire hose valves so that no portion of the warehouse and/or storage area is more than 120 feet maximum travel distance to a fire hose valve. The location of all obstructions and/or racks shall be identified on the drawings at time of permit application.

The fire hose valves system piping shall be:

4. A separate riser piping system.

5. The 2-1/2 inch valves shall be supplied by a minimum of 4 inch with 2-1/2 inch drops to each valve.

Where system pressures exceed 100 psi provide Potter reduced pressure field adjustable type valves.

- T. Section 905.3.1 is amended to read as follows:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet or 3 stories, whichever is smaller, above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet or 2 stories, whichever is smaller, below grade.

- U. Section 907.1.4 is amended by adding the following section:

907.1.4 Addressable fire alarm. All fire alarm systems shall be of the addressable type.

- V. Section 907.2 is amended to read as follows:

Section 907.2 Where required - new buildings and structures. An approved manual, automatic or manual and automatic fire alarm system shall be provided in all Use Groups including occupant notification appliances throughout the building installed per NFPA 72.

Devices, combination of devices, appliances, and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where during normal operation products of combustion are present in sufficient quantity to activate a smoke detector.

All fire alarm control panels or full function annunciator panels shall be installed within ten (10) feet of the main entrance, or in a location approved by the fire department.

- W. Section 907.7.1.1 is amended by adding the following section:

907.7.1.1 Multi-tenant Buildings. Multi-tenant buildings shall be "ring by tenant" activated by the fire sprinkler system flow switch for that space or automatic fire detection and shall include a weather proof clear outside strobe over the entrance to each tenant space as directed by the fire department. All outside strobes shall be 75 candela minimum.

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- X. Section 912.1.1 is amended by adding the following section:

912.1.1 Fire department connections. All fire department connections shall be a 4-inch Storz with a 30-degree downturn.

18-11-4: Amendments to Chapter 10, 2024 International Fire Code:

- A. Section 1022.2 is amended by adding the following:

1022.2 Exterior Exits. All rooms containing the building fire sprinkler riser(s), fire pump(s) and fire alarm control panel(s) shall have exterior exit access on new construction unless otherwise approved by the building official.

- B. Section 1024.10 is amended by adding the following section:

1024.10 Storage Prohibited. Storage is prohibited in exit passageways. Such passageways shall be posted with conspicuous signs stating "STORAGE PROHIBITED" and placed as directed by the Building and/or Fire Department.

18-11-5: Amendments to Chapter 11, 2024 International Fire Code:

- A. Section 1103.7.5.1 is amended to add the following:

1103.7.5.1 All Group R shall be provided with a fire alarm system with manual pull stations at all exit doors.

Sec. 18-12. Adoption of International Swimming Pool and Spa Code (2024).

18-12-1: Intent and adoption: There is hereby adopted by reference the International Swimming Pool and Spa Code/2024 edition, as published by the International Code Council Inc.

The provisions of this code shall apply to the minimum requirements for the design, construction, alteration, repair and maintenance of swimming pools, spas, and aquatic recreation facilities.

18-12-2: Amendments to Chapter 1, 2024 International Swimming Pool and Spa Code.

- A. Section 105.3 is deleted in its entirety and the provisions of this Article concerning this subject shall control.
- B. Section 112 is deleted in its entirety and the provisions of this Article concerning this subject shall control.