

**EXHIBIT A
CODE UPDATE**

CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. – BUILDING CODE

SEC. 18-1. PURPOSE; SHORT TITLE.

This article is adopted to regulate construction within the city, to be referred to as The Comprehensive Building Code.

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: BOND AMOUNTS: Bonds prescribed in the amount for the following contractors shall accompany all permit applications. An application for a permit shall be accompanied by a bond in the prescribed amount for the following contractors:

General contractor	\$20,000.00
Electrical contractor	\$10,000.00
Heating, air conditioning contractor	\$10,000.00
Excavating contractor	\$10,000.00
Concrete contractor	\$10,000.00
Sewer contractor	\$20,000.00
Driveway contractor	\$10,000.00
Carpentry contractor	\$10,000.00
Siding contractor	\$10,000.00

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 permit applied for.

SEC. 18-3. PERMIT AND INSPECTION FEES.

18-3-1: INTENT: For the purpose of determining permit, inspection and penalty fees associated with building related work, the following sections are hereby adopted to define such fees.

18-3-2: BASIS OF BUILDING PERMIT AND INSPECTION FEES: For the purpose of determining a basis for computing building permit fees, the estimated cost of construction shall be determined by the community development director as follows:

The valuation of buildings, structures and site improvements for computing permit fees shall be based on the square foot costs as published from time to time by R.S. Means Company, Inc. The Community Development Director may, in his or her sole discretion, request signed and certified proposals from parties responsible for the construction of the building or structure, and the valuation may be either higher or lower than that computed using the document from R.S. Means Company, Inc. The value of site improvements shall be provided by the applicant and approved by the Community Development Director or the city engineer. The decision of the Community Development Director shall be final.

For shell or speculative business and mercantile structures, the building permit fee may be calculated at 75 percent of the fee for completely finished office or other space and the balance of 25 percent charged as the permits for the interior finish improvements are requested.

18-3-3: WORK STARTED WITHOUT PERMIT: Unauthorized work is started without a permit as required in this chapter, in addition to the regular permit fee, a penalty shall be assessed in accordance with 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.

18-3-4: SITE DEVELOPMENT PERMITS: When exterior site development is required as part of a project, no new construction of building or remodel permit shall be issued until the site development permit has been reviewed and approved by the Community Development Department and City Engineer (if applicable), and the permit collected and issued. Site development work must be completed and approved by the Community Development Department and City Engineer (if applicable) prior to issuance of any certificate of occupancy or completion.

- 18-3-5: ADDITIONAL INSPECTIONS:** Additional inspections required because of inaccurate or incomplete information or failure to make necessary repairs or corrections shall be computed on the actual hourly cost for each inspector plus a forty percent (40%) overhead surcharge per re-inspection.
- 18-3-6: 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.
- 18-3-7: CODE COMPLIANCE AND INSPECTION BOND:** No permit for new construction, alterations, additions or repairs of buildings or structures with a construction valuation of \$5,000.00 or greater or driveways, patios, decks, sheds or garages 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 amount of the cash bond shall be as provided in Appendix B to the City Code. Failure to correct code violations associated with construction regulated under the permit shall result in forfeiture of all or portion of the bond. Additional inspection charges as provided elsewhere in this chapter shall be charged to the cash bond account. Upon satisfactory completion of the construction, the cash bond shall be refunded, less any deductions, and without interest.
- 18-3-8: INDEBTEDNESS:** No building permit shall be issued to any person who is indebted to the city. No occupancy permit shall be issued to any person who is indebted to the city. No Contractors Licenses shall be issued to any person who is indebted to the city.

SEC. 18-4. INTERNATIONAL BUILDING CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

- 18-4-1: INTENT AND ADOPTION:** 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Building Code/2018 edition, including Appendices F, G, H, and K as published by the International Code Council Inc. pursuant to the authority of the 65 ILCS 5/1-3-2.

Any reference in such code to the "code official" or "building official" shall mean the "Community Development Director" and any reference to the "name of the jurisdiction" shall mean the "City of Rolling Meadows". If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the building code shall be kept on file in the Community Development office for public inspection.

18-4-2: AMENDMENTS TO CHAPTER 1, 2018 INTERNATIONAL BUILDING CODE:

A. Section 101.1 is amended to read as follows:

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

B. 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."

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.
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. Tents and canopies less than 650 square feet in area erected for four or less days.
7. 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 amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site is authorized by such permit is commenced within 180 days after permit issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The

building official is authorized to grant, in writing, one or more extension of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. A fee of seventy-five dollars (\$75) or twenty percent (20%) of the original permit fees, whichever is less, may be charged for each extension. Failure to commence work within said 180 day period and suspension or abandonment of work for more than the 180 day period shall be deemed in violation of this code and said permit shall become invalid. Any bonds associated with the issued permit or permits shall be forfeited entirely.

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, excluding food service establishments, a minimum of four construction documents shall be submitted. For food service establishments a minimum of five sets of construction documents shall be submitted with each permit application. 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 submitted to and approved by Community Development.

H. Section 111.3 is amended by adding the following:

111.3.1 Completion bond. Prior to issuance of a temporary certificate of occupancy, the Public Works Director or designee may require a cash bond in an approved amount to assure completion of the unfinished work.

I. Section 113 of the IBC is deleted in its entirety and replaced to read as follows:

Section 113 Appeal to the Planning and Zoning Commission. Any person directly affected by an order, decision, or determination of the Community Development Director or his/her designee, relative to the application or interpretation of this code shall have the right to appeal to the Rolling Meadows Planning and Zoning Commission in accordance with the procedure outlined in Section 122-392 of the Code of Ordinances, City of Rolling Meadows, Illinois. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are satisfied by an equal or better means of code compliance. The Rolling Meadows Planning and Zoning Commission shall have no authority to waive requirements of this code.

J. Section 114.5 is amended by adding the following section:

114.5 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 by the building official or his or her designee. Such notice may only be removed upon the express permission of the building official or their designee.

18-4-3: AMENDMENTS TO CHAPTER 2, 2018 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, 2018 INTERNATIONAL BUILDING CODE:

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, 2018 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.

18-4-6: AMENDMENTS TO CHAPTER 9, 2018 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.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

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.
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 150 or more.

F. 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 used for the manufacturing of upholstered furniture or mattresses exceeds 1,000 square feet.

G. 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.
4. Where a Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,000 square feet.

J. 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 2,000 square feet.
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 1,000 square feet.

- 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 6,000 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 2,000 square feet.
- L. Section 903.2.9.2 is amended to read as follows:**
903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet shall be equipped throughout with an *automatic sprinkler* system in accordance with Section 903.3.1.1.
- 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 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.
- N. Section 903.4.3 is amended to read as follows:**
903.4.3 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 903.6 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.
- 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:

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.

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 NFPA72.

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 907.2.1 is deleted in its entirety.
- X.** Section 907.2.2 is deleted in its entirety.
- Y.** Section 907.2.3 is deleted in its entirety.
- Z.** Section 907.2.4 is deleted in its entirety.
- AA.** Section 907.2.5 is deleted in its entirety.
- AB.** Section 907.2.6 is deleted in its entirety.
- AC.** Section 907.2.7 is deleted in its entirety.
- AD.** Section 907.2.8 is deleted in its entirety.
- AE.** Section 907.2.9 is deleted in its entirety.
- AF.** Section 907.2.10 is deleted in its entirety.
- AG.** **Section 907.7.1.1 is amended by adding the following section:**
907.7.1.1 Multi-tenant Buildings. Multi-tenant buildings containing Use Group M 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.
- AH.** **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, 2018 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, 2018 INTERNATIONAL BUILDING CODE**
- A.** Chapter 11 is deleted in its entirety.

18-4-9: AMENDMENTS TO CHAPTER 14, 2018 INTERNATIONAL BUILDING CODE:

- A. Section 1404.4 is amended by adding the following section:**
1404.4.1 Appearance. The exposed exterior surface of the exterior walls shall not be of a plain block surface. Such surfaces shall have an architectural feature such as fluting, split face or similar treatment.

18-4-10: AMENDMENTS TO CHAPTER 18, 2018 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.**

18-4-11: AMENDMENTS TO CHAPTER 19, 2018 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.
 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.

18-4-12: AMENDMENTS TO CHAPTER 23, 2018 INTERNATIONAL BUILDING CODE:

A. Section 2304.12.2.2 is amended to read as follows:

2304.12.2.2 Posts or columns. Posts or columns supporting permanent structures and supported by a concrete or masonry slab or footing that is in direct contact with the earth shall be of naturally durable or preservative-treated wood. Posts and columns supporting permanent structures shall not be embedded in concrete.

18-4-13: AMENDMENTS TO CHAPTER 29, 2018 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.

18-4-14: AMENDMENTS TO CHAPTER 30, 2018 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. This Chapter 30 shall be applied if it is more restrictive than the Illinois Elevator Safety and Regulation Act.

- B. Section 3001.6 is amended by adding the following section:**
Section 3001.6 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A1 7.1 and the State of Illinois Conveyance and Elevator rules and regulations. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A1 7.1, Appendix N, State of Illinois Conveyance and Elevator rules and regulations 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. INTERNATIONAL RESIDENTIAL CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

- 18-5-1: INTENT AND ADOPTION:** 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Residential Code/2018 edition, including Appendices A, B, C, D, F, G, J, K, M, O, Q as published by the International Code Council Inc. pursuant to the authority of the 65 ILCS 5/1-3-2.

Any reference in such code to the "code official" or "building official" shall mean the "Public Works Director" and any reference to the "name of the

jurisdiction" shall mean the "City of Rolling Meadows". If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Residential Code, the applicable codes adopted elsewhere in this chapter shall prevail.

18-5-2: AMENDMENTS TO CHAPTER 1, 2018 INTERNATIONAL RESIDENTIAL CODE:

A. Section R101.1 is amended to read as follows:

R101.1 Title. These regulations shall be known as the 2018 Residential Code for One- and Two-Family Dwellings of the City of Rolling Meadows, Illinois, hereinafter referred to as "this code."

B. Section R101.2 is amended to read as follows:

R101.2 Scope. The provisions of the 2018 International Residential Code for One and Two- Family Dwellings 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 not more than three stories in height with a separate means of egress and their accessory structures.

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. Prefabricated swimming pools 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 yard.
4. 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.
5. 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.
6. Tents and canopies not to exceed 650 square feet in area and erected for four or less days.
7. 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 R105.7 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:

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 R109.1.1.2 is amended by adding the following:

R109.1.1.2 Concrete slab on grade. Pre-pour inspection of slab on grade shall be made after excavation, placement and compaction of base, and any required forms erected, and any required reinforcing steel is placed and supported, prior to the placing of concrete.

H. Section R109.1.4.1 is amended by adding the following:

R109.1.4.1 Insulation inspection. After the approved rough framing inspection and prior to wall and ceiling covering being installed, the insulation shall be inspected.

I. 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.

J. Section R112 Board of Appeals is deleted in its entirety and replaced to read as follows:

Section R112 Appeal to the Planning and Zoning Commission. Any person directly affected by an order, decision, or determination of the Community Development Director or his/her designee, relative to the application or interpretation of this code shall have the right to appeal to the Rolling Meadows Zoning Board of Appeals in accordance with the procedure outlined in Section 122-52 of the Code of Ordinances, City of Rolling Meadows, Illinois. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are satisfied by equally good or better means. The Rolling Meadows Planning and Zoning Commission shall have no authority to waive requirements of this code.

18-5-3: AMENDMENTS TO CHAPTER 3, 2018 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 "**115 miles per hour**" below the column entitled, "Wind Speed."
3. Insert "**YES**" below the column entitled, "Topographic effects."
4. Insert "**B**" 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 "**-4 degrees Fahrenheit**" below the column entitled "Winter Design Temp."
9. 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 "**47 degree Fahrenheit**" below the column entitled "Mean annual temp."

B. Section 302.13 is deleted in its entirety.

C. Section R313.2 is deleted in its entirety and replaced to read as follows:

R313.2 Detached dwellings. 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 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. Code reference shall be NFPA 13D.

R313.2.1 shall remain unchanged.

- D. Section R313.2.2 is amended by adding the following section:**
R313.2.2 Retroactivity. Any detached dwelling constructed after October 1, 2004 and not required to install an automatic sprinkler system shall install such a system where any building additions result in the total gross floor area increasing to 4,000 square feet or greater.
- E. Section R317.1 is amended by adding the following section:**
8. All exterior wood porches, decks, stairs and ramps.
- F. Section R317.1.4 is amended to read as follows:**
R317.1.4 Wood Columns. Posts, poles and columns supporting permanent structures shall be approved pressure preservative treated wood suitable for ground contact use, and shall not be embedded in concrete.

Section R317.1.4 is further amended by deleting all exceptions.

18-5-4: AMENDMENTS TO CHAPTER 4, 2018 INTERNATIONAL RESIDENTIAL CODE:

- A. Section R401.1 is amended to read as follows:**
R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings.
Exception: In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2 (1) shall meet the provisions of section R322.
- B. Section R401.2.1 is added to read as follows:**
Section R401.2.1 Stoop foundations. A concrete foundation or wing walls below frost shall be provided for a porch, terrace slab, concrete or masonry steps and stoops which adjoin the foundation.
- C. Section R402.1 is deleted in its entirety.**
- D. Section R403.1 is amended to read as follows:**
Section R403.1 General. All exterior walls shall be supported on continuous solid concrete footings, or other *approved* structural systems that shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.
- E. Figure R403.1(2) is deleted in its entirety.**
- F. Figure R403.1(3) is deleted in its entirety.**

- G. Figure R403.1(2) delete all figures showing masonry foundation walls.**
- H. Section R403.2 is deleted in its entirety.**
- I. Section R403.3 is deleted in its entirety.**
- J. Figure R403.4(1) is deleted in its entirety.**
- K. Section R404 and all subsections is amended by deleting all references to masonry foundations.**
- L. Section R404.2 is deleted in its entirety as it is not permitted.**
- M. Section R405 and all subsections is amended by deleting any reference to wood or masonry foundations.**
- N. Section R406 and all subsections is amended by deleting any reference to wood or masonry foundations.**
- O. 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.**
- P. Section R408.4 is amended to add the following:
The minimum clearance between the ground or floor elevation below and the bottom of the floor joist shall be 30 inches.**
- Q. Section R408.8 is amended by adding the following section:
Section R408.8 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, 2018 INTERNATIONAL RESIDENTIAL CODE:

- A. Section R502.7.1 is amended to read as follows.
R502.7.1 Bridging. Joists exceeding a nominal 2 inches by 8 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1 inch by 3inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet.**
- B. Section R502.11.1 is amended to read as follows:**

Section R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by an Illinois licensed structural engineer.

C. Section R504 is deleted in its entirety.

D. Section R506.1 is amended to read as follows:

General. Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332. Floors shall be a minimum 4 inches (102 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

E. Section R506.2.2 is amended to read as follows and delete the exception:

Section R506.2.2 Base. A 4-inch thick base course consisting of compacted clean gravel, crushed stone or crushed blast-furnace slag passing a 2-inch sieve shall be placed on the prepared sub grade when the slab is below grade. Pea gravel is not approved for use below slabs uncontained.

F. Section 508 is amended by deletion and replaced to read 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, 2018 INTERNATIONAL RESIDENTIAL CODE:

- A. Section R602.3.2 is amended by deleting the exception.**
- B. Section R602.5 is amended by adding thereto the following:**
Partition walls utilizing flat studs may not exceed 30 inches in width.
- C. Section R602.7.3 is amended to read as follows:**
R602.7.3 Wood structural panel box headers. Wood structural panel box headers shall be constructed in accordance with Figure R602.7.3 and Table R602.7.3. The use of plywood box headers shall be by special permission of the Building Official and then limited to accessory building and structures.
- D. Section R606.2.8.1 is deleted in its entirety.**
- E. Section R606.7.1 is amended to read as follows:**
Section R606.7.1 Pier cap. Hollow piers shall be capped with 4 inches of solid masonry or concrete or other approved methods. The four inch solid masonry or concrete cap shall extend at least one inch beyond the pier wall face.

18-5-7: AMENDMENTS TO CHAPTER 7, 2018 INTERNATIONAL RESIDENTIAL CODE:

- A. Section R702.5 is amended to read as follows:**
Section R702.5 Other finishes. Wood veneer paneling and hardboard paneling shall be placed on wood or cold-formed steel framing spaced not more than 16 inches on center All wood veneer and hardboard paneling shall not have less than one-half-inch gypsum board backer. Wood veneer paneling not less than

one-fourth-inch nominal thickness shall conform to ANSI/HPVA HP-1.
Hardboard paneling shall conform to ANSI/AHA A135.5.

18-5-8: AMENDMENTS TO CHAPTERS 25, 26, 27, 28, 29, 30, 31 and 32, 2018 INTERNATIONAL RESIDENTIAL CODE:

- A. Delete Chapters 25, 26, 27, 28, 29, 30, 31 and 32 entirely 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. INTERNATIONAL EXISTING BUILDING CODE ADOPTED; ADMINISTRATION AND ENFORCEMENT.

- 18-6-1: INTENT AND ADOPTION:** 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*.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Existing Building Code, 2018 edition, as published by the International Code Council, Inc., pursuant to the authority of 65 ILCS 5/1-3-2.

Any reference in such code to the “code official” or “building official” shall mean the “Public Works Director” and any reference to the “name of the jurisdiction” shall mean the “City of Rolling Meadows”. If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Existing Building Code, the applicable codes adopted elsewhere in this chapter shall prevail.

SEC. 18-7. INTERNATIONAL MECHANICAL CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

- 18-7-1: INTENT AND ADOPTION:** 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Mechanical Code, 2018 edition, including

Appendix A, as published by the International Code Council, Inc., pursuant to the authority of 65 ILCS 5/1-3-2.

Any reference in such code to the "code official" or "building official" shall mean the "Public Works Director" and any reference to the "name of the jurisdiction" shall mean the "City of Rolling Meadows". If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Mechanical Code, the applicable codes adopted elsewhere in this chapter shall prevail.

18-7-2 AMENDMENTS TO CHAPTER 1, 2018 INTERNATIONAL MECHANICAL CODE:

- A. Section 101.1 is amended to read as follows:**
101.1 Title. These regulations shall be known as the Mechanical Code of the City of Rolling Meadows, Illinois, hereinafter referred to as "this code."
- B. Section 102.2 is amended by adding the following section:**
102.2.1 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.
- C. Section 106.5 is amended to read as follows:**
106.5 Fees. A permit shall not be issued until the fees, in accordance with Article VI, of Appendix B of the Rolling Meadows Code of Ordinances, have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the mechanical system, has been paid.
- D. Section 106.5.1 is deleted in its entirety.**
- E. Section 106.5.2 is deleted in its entirety.**
- F. Section 106.5.3 is deleted in its entirety.**
- G. Section 108.4 is amended to read as follows:**
108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 5 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

H. 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.

SEC. 18-8. INTERNATIONAL FUEL GAS CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

18-8-1: INTENT AND ADOPTION: 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Fuel Gas Code, 2018 edition, including Appendix A, B, C and D, as published by the International Code Council, Inc., pursuant to the authority of 65 ILCS 5/1-3-2.

Any reference in such code to the "code official" or "building official" shall mean the "Public Works Director" and any reference to the "name of the jurisdiction" shall mean the "City of Rolling Meadows". If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Fuel Gas Code, the applicable codes adopted elsewhere in this chapter shall prevail.

SEC. 18-9. INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

18-9-1: INTENT AND ADOPTION: 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the 2018 International Property Maintenance Code, not including Appendix A, as published by the International Code Council, Inc., pursuant to the authority of 65 ILCS 5/1-3-2.

Any reference in such code to the "code official" or "building official" shall mean the "Public Works Director" and any reference to the "name of the

jurisdiction" shall mean the "City of Rolling Meadows". If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Property Maintenance Code, the applicable codes adopted elsewhere in this chapter shall prevail.

18-9-2: AMENDMENTS TO CHAPTER 1, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE:

- A. Section 101.1 is amended to read as follows:**
101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Rolling Meadows, hereinafter referred to as "this code."
- B. 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."
- C. Section 102.7 is deleted in its entirety and replaced to read as follows:**
102.7 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."
- D. Section 103.1 is deleted in its entirety and replaced to read as follows:**
Section 103.1 General. The provisions of this ordinance and the 2018 International Property Maintenance Code, which it adopts and incorporates, shall be enforced by the City of Rolling Meadows Department of Community Development, its Director and his or her designated representatives."
- E. Section 103.2 is deleted in its entirety.**
- F. Section 103.3 is deleted in its entirety.**
- G. Section 103.5 is deleted in its entirety.**
- H. Section 111 is deleted in its entirety and replaced to read as follows:**
Section 111- Appeal to the Zoning Board of Appeals. Any person directly affected by an order, decision, or determination of the Community Development Director or his or her designee, relative to the application or interpretation of this code shall have the right to appeal to the Rolling Meadows Zoning Board of

Appeals in accordance with the procedure outlined in Section 122-52 of the Code of Ordinances, City of Rolling Meadows, Illinois. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are satisfied by equally good or better means. The Rolling Meadows Zoning Board of Appeals shall have no authority to waive requirements of this code.

18-9-3: AMENDMENTS TO CHAPTER 2, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE:

A. 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. 202 is amended by replacing or adding the following:
Bathroom. A room containing a lavatory, water closet, bathtub and/or shower.

Bedroom. A bedroom is defined as a segregated and separate room or space used or intended to be used for sleeping purposes and delineated by four (4) fixed walls and a door containing a minimum of at least seventy (70) square feet of floor area for a single occupant and every bedroom occupied by more than one person shall contain at least fifty (50) square feet of floor area for each occupant thereof, for the health, safety and welfare of the residents of the City of Rolling Meadows, excepting studios. It shall be prohibited to occupy any residence that fails to satisfy the minimal floor area set forth herein for any residential occupancy.

Bedroom Requirements. For all sleeping areas, whether above or below grade, the following requirements shall be met, except where noted:

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.

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."

Prohibited sleeping areas. Prohibited sleeping areas are defined as kitchens, as well as living rooms, dining rooms and other rooms which are not designated or qualified as bedrooms, as defined and qualified herein, which shall not be used for sleeping purposes.

Public nuisance.

1. The physical condition or use of any premises against the health, peace and comfort for any person within the city limits which includes: creating offensive smells; permitting offensive matter to remain; depositing offensive matter; keeping place where areas or containers kept in an offensive condition; keeping animals other than domesticated pets; accumulations of junk, trash or rubbish; dense or offensive smoke; keeping buildings in an unsafe or dangerous condition shall be regarded as a public nuisance at common law; or
2. Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises which has unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation or use; or
5. Any premises which is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecured as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating and/or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises which is unsanitary, or which is littered with rubbish, debris or garbage, or which has an uncontrolled growth of weeds, or;
8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; or dangerous to anyone on or near the premises.

18-9-4: AMENDMENTS TO CHAPTER 3, 2018 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 by inserting “eight (8) inches” for the Jurisdiction weed height

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 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.

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 5, 2018 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.

18-9-6: AMENDMENTS TO CHAPTER 6, 2018 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. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

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 protection for personnel.

18-9-7: AMENDMENTS TO CHAPTER 7, 2018 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.

SEC. 18-10. NATIONAL ELECTRICAL CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

18-10-1: INTENT AND ADOPTION: 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. For purposes of establishing rules and regulations for the installation of all

electrical wiring and equipment provided for in this article, there is adopted the National Electrical Code/2017 edition (NFPA/ANSI 70), promulgated by the National Fire Protection Association, except such portions thereof as are expressly deleted, modified or amended in this section.

Sections of this article or amendments thereto shall govern and control if a conflict occurs.

18-10-2: SPECIAL RULES AND REGULATIONS REGARDING THE INSTALLATION, ALTERATIONS AND USE OF ELECTRICAL EQUIPMENT ARE AS FOLLOWS:

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 nonflexible, 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 article 800 of 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. Armored cable one-half inch trade size with a ground wire may be used in existing walls, floors, ceilings or partitions where it is fished and shall tie into an approved metal raceway system within five feet of exposure.
 - e. Flexible metal conduit and liquid-tight flexible metal conduit may be used as follows:
 - i. In lengths less than six feet for the connection of a motor or a recessed or surface mount fixture.
 - ii. In existing inaccessible walls, floors, ceilings or partitions, where it is fished and shall tie into an approved metal raceway system within five feet of exposure.
 - iii. In lengths less than four feet for necessary flexibility at the termination of conduit runs as approved by the electrical inspector.
 - f. Approved temporary wiring.
3. Signs. No sign shall be erected within eight feet of any line conductors, service drops or power lines with a voltage of 240 volts or less to ground and 12 feet of any line conductors, service drops or power lines with a voltage greater than 240 volts to ground.

4. 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, 2017 NATIONAL ELECTRICAL CODE:

A. Article 80.15, (A), (B), (C), and (D) are deleted in their entirety and replaced to read as follows:

Article 80.15, (A) Electrical Commission Created. There is created an electrical commission, which shall recommend safe standards and specifications for the installation, alteration and use of electrical equipment within the corporate limits and shall recommend reasonable fees to be paid to the city for inspection of such electrical installation or alteration or use.

Article 80.15, (B) Electrical Commission Membership. The electrical commission shall consist of six members who shall be appointed by the mayor with the advice and consent of the city council. The six members shall be appointed as follows: one member shall be the chief electrical inspector; of the other five members, one shall be a registered professional engineer, one an electrical contractor, one a journeyman electrician and one a representative of an inspection bureau maintained by the Fire Underwriters, if such representative resides in the city; if not, the chief of the fire department; and one representative of an electricity supply company. If there is no person residing in the city who is qualified under these descriptions or if there are persons qualified under these descriptions but they refuse to serve, the mayor may appoint some other person to fill that position. Members shall be appointed to serve three-year terms.

B. Article 80.15, (G) is deleted in its entirety and replaced to read as follows:

(G) Appeals. Appeals from decision of electrical inspector. If a dispute occurs between the applicant and the electrical inspector about any electrical installation, maintenance or repair, the applicant may appeal the decision to the electrical commission. Furthermore, the applicant may appeal the commission's decision to the Rolling Meadows Zoning Board of Appeals which shall review the recommendations of the electrical commission prior to making any final decision. Any appeal to the Rolling Meadows Zoning Board of Appeals shall be in accordance with the procedure outlined in Section 122-52 of the Code of Ordinances, City of Rolling Meadows, Illinois. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are satisfied by equally good or better means. The Rolling Meadows Zoning Board of Appeals shall have no authority to waive requirements of this code.

- 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.**
- 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, 2017 NATIONAL ELECTRICAL CODE:**
- A.** **Article 324 is deleted in its entirety.**
- B.** **Article 334 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 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 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 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 is deleted in its entirety and the methods and materials regulated by this Article are prohibited unless specifically allowed elsewhere in this Chapter.

18-10-5: AMENDMENTS TO CHAPTER 6, 2017 NATIONAL ELECTRICAL CODE:

A. Article 604.8 is added to read as follows:

604.8 Conditions. Notwithstanding all of the above, manufactured wiring systems are prohibited except when the following conditions are met:

1. The building within which the system is installed must be use Group B as defined by the International Building Code and have a gross floor area in excess of 50,000 square feet.
2. The system is confined to an accessible space below a raised floor, except that the secondary distribution cables not in excess of 12 feet in length shall be allowed to serve all wall receptacles and switches.
3. The voltage drop from the supply panel to the last outlet shall not exceed 5 percent.
4. Prior to issuance of a permit for a system, a detailed drawing prepared by a registered design professional shall be submitted, reviewed and approved.

SEC. 18-11. INTERNATIONAL FIRE CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

18-11-1: INTENT AND ADOPTION: 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Fire Code, 2018 edition, including Appendices A, B, D, F, H, I, J as published by the International Code Council, Inc., is adopted by reference pursuant to the authority of 65 ILCS 5/1-3-2.

Any reference in such code to "fire official" shall read as meaning the "fire code official" and any reference to "jurisdiction" shall mean the "City of Rolling Meadows". In the event that the provisions of such code are in conflict with state laws or any other city ordinance, the stricter shall prevail. In addition to the three copies of the International Fire Code on file with the city clerk, at least one copy of the code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Fire Code, the applicable codes adopted elsewhere in this chapter shall prevail.

18-11-2: AMENDMENTS TO CHAPTER 1, 2018 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 104.8 is deleted in its entirety and replaced to read as follows:**
104.8 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 105.8 is amended by adding the following section:**
105.8 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.
- E. Section 110.4 is amended to read as follows:**
110.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Community Development Director, or of a permit or certificate used under provisions of this code, shall be subject to adjudication proceedings.
- F. Section 112.4 is amended to read as follows:**
112.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$30.00 (thirty dollars) or more than \$500.00 (five hundred dollars).
- G. Section 114 is amended by adding the following sections:**
114.1 Connection to Northwest Central Dispatch required. Effective October 1, 2009, any fire alarm system as mandated by International Fire Code 2018 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.
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 114.2 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 114.3 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 2018 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 114.4 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 114.5 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.
 - 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 114.6 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, 2018 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.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

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.
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 150 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 used for the manufacturing of upholstered furniture or mattresses exceeds 1,000 square feet.

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.
4. Where a Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,000 square feet.

J. 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 2,000 square feet.
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 1,000 square feet.

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 6,000 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 2,000 square feet.

L. Section 903.2.9.2 is amended to read as follows:

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet shall be equipped throughout with an *automatic sprinkler* system in accordance with Section 903.3.1.1.

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 903.4.3 is amended to read as follows:

903.4.3 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 903.6 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.

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 NFPA72.

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 907.2.1 is deleted in its entirety.

X. Section 907.2.2 is deleted in its entirety.

Y. Section 907.2.3 is deleted in its entirety.

Z. Section 907.2.4 is deleted in its entirety.

AA. Section 907.2.5 is deleted in its entirety.

AB. Section 907.2.6 is deleted in its entirety.

AC. Section 907.2.7 is deleted in its entirety.

AD. Section 907.2.8 is deleted in its entirety.

AE. Section 907.2.9 is deleted in its entirety.

- AF.** Section 907.2.10 is deleted in its entirety.
- AG.** Section 907.7.1.1 is amended by adding the following section:
907.7.1.1 Multi-tenant Buildings. Multi-tenant buildings containing Use Group M occupancies 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.
- AI.** 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, 2018 INTERNATIONAL FIRE CODE:

- A.** Section 1006.3 is amended by adding the following:
 6. All rooms containing the building fire sprinkler riser(s), fire pump(s) and fire alarm control panel(s).
- B.** Section 1021.5 is amended by adding the following section:
1021.5 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, 2018 INTERNATIONAL FIRE CODE:

- A.** Section 1103.7.5.1 is amended to read as follows:
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. INTERNATIONAL SWIMMING POOL AND SPA CODE ADOPTED WITH AMENDMENTS; ADMINISTRATION AND ENFORCEMENT.

- 18-12-1: INTENT AND ADOPTION:** 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.

For the purpose of administration and enforcement of this article, there is hereby adopted by reference the International Swimming Pool and Spa Code/2018 edition, as published by the International Code Council Inc. pursuant to the authority of the 65 ILCS 5/1-3-2.

Any reference in such code to the "code official" or "building official" shall mean

the "Community Development Director" and any reference to the "name of the jurisdiction" shall mean the "City of Rolling Meadows". If the provisions of such code are in conflict with state laws or any other city ordinance, the stricter provision shall prevail. At least one copy of the building code shall be kept on file in the Community Development office for public inspection.

For those matters not addressed by the 2018 International Swimming Pool and Spa Code, the applicable codes adopted elsewhere in this chapter shall prevail.