

COPY

VILLAGE OF GURNEE

2012 - 30

AN ORDINANCE ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE, AS
MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND
AMENDING CHAPTER 18 ARTICLE III OF THE GURNEE MUNICIPAL CODE

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF GURNEE, ILLINOIS

ON

APRIL 16, 2012

Published in pamphlet form by authority of the Village Board
of the Village of Gurnee, Lake County, Illinois,
this 17th day of April, 2012.

KRISTINA KOVARIK	President	JEANNE E. BALMES	Trustee
		GREG GARNER	Trustee
ANDY HARRIS	Clerk	KIRK MORRIS	Trustee
		STEPHEN PARK	Trustee
BRYAN WINTER	Attorney	CHERYL G. ROSS	Trustee
		HANK SCHWARZ	Trustee

**AN ORDINANCE ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING
CODE, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING
PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE III OF THE GURNEE MUNICIPAL CODE**

WHEREAS, The President and Board of Trustees of the Village of Gurnee have determined that it is in the best interest of the Village of Gurnee to amend the Gurnee Building Code (Chapter 18 Article III of the Gurnee Municipal Code) and adopt the 2012 Edition of the International Building Code as modified, as the standard for regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standard for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of building and structures unfit for human occupancy and use and the demolition of such structures as herein provided, providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, penalties of the Building Code within the Village of Gurnee.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GURNEE, LAKE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS.

SECTION 1. That Chapter 18 Article III, entitled "Building Code" of the Gurnee Municipal Code is hereby deleted in its entirety and replaced with a new Chapter 18 Article III, entitled "Building Code", to provide as follows:

"CHAPTER 18 ARTICLE III. BUILDING CODE.

Sec. 18-71. Adoption.

The regulations, conditions, definitions, and stipulations concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of buildings and structures and their service equipment, as set forth in the 2012 International Building Code, with modifications and supplements set forth in section 18-72, are hereby adopted and made applicable, subject to exceptions made in this article, to all existing or proposed buildings and accessory structures, other than those identified in Article VI of this chapter, within the corporate limits of the village. The following chapters, and each section and subsection of each such chapter, are not hereby adopted and shall not be applicable in the village.

- Chapter 9 Fire Protection Systems
- Chapter 11 Accessibility
- Chapter 13 Energy Efficiency
- Chapter 27 Electrical
- Chapter 29 Plumbing Systems
- Chapter 34 Existing Structures
- Appendix A Employee Qualifications
- Appendix B Board of Appeals
- Appendix C Agricultural Buildings
- Appendix E Supplementary Accessibility Requirements
- Appendix H Signs
- Appendix I Patio Covers
- Appendix J Grading
- Appendix K Administrative Provisions
- Appendix L Earthquake Recording Instrumentation
- Appendix M Tsunami-Generated Flood Hazard

Sec. 18-102. Modifications, supplements and exceptions.

The following sections and sub-sections of the 2012 International Building Code, are revised as follows:

SECTION 101 GENERAL

Section 101.1 Title.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows: "These regulations shall be known as the *Building Code of the Village of Gurnee*, and shall be cited as such and will be referred to as "this code."

Section 101.2 Scope.

Delete the reference to "International Residential Code" in Exception and amend it to read as follows: "Residential Dwelling Code for One and Two Families of the Village of Gurnee."

Section 101.2.1 Appendices

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows: "Provisions in appendices chapters D, F, G, are adopted in their entirety."

Section 101.4 Referenced Codes.

Section 101.4.1 Gas.	Amend this Sub-Section by replacing "ICC electrical Code" with "Gurnee Fuel Gas Code."
Section 101.4.2 Mechanical	Amend Sub-Section by replacing "International Mechanical Code" with "Gurnee Mechanical Code."
Section 101.4.3 Plumbing.	Amend Sub-Section by replacing "International Plumbing Code" with "Gurnee Plumbing Code."
Section 101.4.4 Property Maintenance.	Amend Sub-Section by replacing "International Property Maintenance Code" with "Gurnee Property Maintenance Code."
Section 101.4.5 Fire prevention.	Amend Sub-Section by replacing "International Fire Code" with "Gurnee Fire Code."
Section 101.4.6 Energy.	Amend Sub-Section by replacing "International Energy Code" with "Illinois Energy Code."

SECTION 105 PERMITS

Section 105.1.1 through Section 105.1.2

Delete these Sub-Sections in their entirety without substitution.

Section 105.7 Placement of Permit.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows.

"Permit Placard The permit holder or his agent shall post the Permit Placard on the jobsite in an accessible and conspicuous place to allow the building official or his designee to make required entries. The card shall be maintained on the site until the final inspection(s) have been completed and approved. A Permit Placard is "site and project specific" and shall only be posted at the location where the work has been authorized and a permit has been issued."

SECTION 111 CERTIFICATE OF OCCUPANCY

Section 111.4 Revocation

At the end of this Sub-Section, a new Sub-Section shall be added to read as follows:

"Section 111.5 Responsibility to secure Certificate of Occupancy

It shall be the responsibility of the building owner, or the owner's agent or company authorized by the owner to enter into leasing agreements, to secure a Certificate of Occupancy on behalf to the occupant(s) of their building."

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

At the end of this Chapter, the following Chapter shall be added: **SECTION 117 SITE ADDRESS**

"Approved numbers or addresses shall be provided for all new buildings and installed on the building in such a position as to be plainly visible and legible from the street or road fronting the property."

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATIONS

SECTION 305 EDUCATIONAL GROUP

Section 305.1 Educational Group E.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Educational Group E occupancy includes, among others, the use of a building or structure or a portion thereof, by nine or more persons at any one time for educational purposes through the 12th grade.

Section 305.2 Group E, day care facilities.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

This group includes buildings and structures or portions thereof occupied by more than eight children older than 2 ½ years of age who receive educational, supervision, or personal care services for fewer than 24 hours per day.

Section 305.2.2 Five or Fewer Children.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Section 305.2.2 Eight or Fewer Children. A facility having eight or fewer children receiving such day care shall be classified as part of the primary occupancy.

Section 305.2.3 Five or Fewer Children in a dwelling unit

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Section 305.2.3 Eight or Fewer Children in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the Residential Dwelling Code for One and Two Families of the Village of Gurnee

SECTION 308 INSTITUTIONAL GROUP

Section 308.6 Group I-4, day care facilities.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

This group shall include buildings and structures occupied by more than eight persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

Adult day care

Child day care

Section 308.6.1 Classification as Group E

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

A child day care facility that provides care for more than eight but no more than 100 children 2 ½ years or less of age, where the rooms in which children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

Section 308.6.3 Five or fewer persons receiving care

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Section 308.6.3 Eight or fewer persons receiving care

A facility having eight or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

Section 308.6.4 Five or fewer persons receiving care in a dwelling unit

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Section 308.6.4 Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the Residential Dwelling Code for One and Two Families of the Village of Gurnee.

Section 310.5 Residential Group R-3.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4, or I, including:

Buildings that do not contain more than two dwelling units

Boarding Houses (non-transient) with 16 or fewer occupants

Boarding Houses (transient) with 10 or fewer occupants

Care facilities that provide accommodations for eight or fewer persons receiving care

Congregate living facilities (non-transient) with 16 or fewer occupants

Congregate living facilities (transient) with 10 or fewer occupants

Section 310.5.1 Care facilities within a dwelling

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

Care facilities for eight or fewer persons receiving care that are within a single family dwelling are permitted to comply with the Residential Dwelling Code for One and Two Families of the Village of Gurnee provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or with Section P2904 of the Residential Dwelling Code for One and Two Families of the Village of Gurnee.

CHAPTER 13: ENERGY EFFICIENCY

Section 1301.1.1 Criteria

All reference to the "International Energy Code" shall be replaced with "Illinois Energy Efficiency Code."

CHAPTER 28: MECHANICAL SYSTEMS

Section 2801 General

Amend this Section by deleting reference to the "International Mechanical Code" and replacing this reference with "Gurnee Mechanical Code" and by deleting reference to the "International Fuel Gas Code" and replacing this reference with the "Gurnee Fuel Gas Code."

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS

Section 3002.4 Elevator car to accommodate ambulance stretcher.

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows:

In buildings requiring an elevator, at least one elevator shall be provided for the fire department emergency access to all floors. Such elevator car shall be a minimum of 80" wide by 51" deep with a minimum capacity of 2500 pounds. Said car shall be equipped with a minimum 42" side slide door. Said elevator shall be labeled by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

CHAPTER 35: REFERENCED STANDARDS

ASCE American Society of Civil Engineers

The following standard shall be included:

(ASCE 21-05). Part 1, 2006

Automated People Mover Standards

(ANSI/ASCE/T&DI 21 2-08) Parts 2, 3 and 4, 2008

Automated People Mover Standards

ASME American Society of Mechanical Engineers

The following standards shall be included as follows:

(ASME A 17.7-2007/CSA B44.7-07)

Performance Based Safety Code for Elevators and Escalators

(ASME A17 2-2004)

Guide for Inspection of Elevators, Escalators, and Moving Walks

(ASME A17.3-2005)*

Safety Code for Existing Elevators and Escalators

(ASME QE1-1-2007)

Standard for the Qualification of Elevator Inspectors

* With respect to ASME A17.3-2005, only upgrades required by application of the Safety Code for Existing Elevators and Escalators must be completed no later than January 1, 2015 (Public Act 096-0054, Section 35(h))

SECTION II. PENALTIES.

- a. In each section of the International Building Code – 2012 Edition in which a fine or violation thereof is specified, the same is hereby superseded by the penalty provisions hereinafter set forth, which penalty provisions are hereby substituted so as to cover any and all violations of this Ordinance or of any provisions of said International Building Code – 2012 Edition adopted there under.
- b. Any person who shall violate any provision hereof or any provisions of the International Building Code – 2012 Edition hereby adopted or shall fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement of specifications or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as may be affirmed or modified on appeal or by court of competent jurisdiction, within the time duly fixed for compliance, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$750.00; and when not otherwise specified, each day during which any prohibited condition continues shall constitute a separate offense.
- c. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions

SECTION III. REPEAL. All parts of ordinances in conflict herewith, but only to extent of such conflict, are hereby repealed

SECTION IV. SAVING CLAUSE. Nothing in this Ordinance or in those parts of the Basic Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any ordinance provision repealed by Section 3 above, nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION V. SEVERANCE CLAUSE. If any provision, clause, sentence, paragraph, section or part of this ordinance, or the application thereof to any person, firm, corporation, or circumstance, shall, for any reason, be adjudged by a court or competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance or the application of such provisions to other persons, firms, corporations or circumstances involved. It is hereby declared to be the legislative intent of the Corporate Authorities that this ordinance would have been adopted had such invalid provisions not been included or if it had not been made applicable to such person, firm, corporation or circumstance.

SECTION VI. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION VII. This ordinance shall be known as the "Gurnee Building Code."

SECTION VIII. This ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form as required by law.

Passed and approved this 16th day of April, 2012.

	Ayes:	Nays:	Absent/Abstain:
Jeanne E. Balmes	<u> x </u>	<u> </u>	<u> </u>
Greg Garner	<u> x </u>	<u> </u>	<u> </u>
Kirk Morris	<u> x </u>	<u> </u>	<u> </u>
Stephen Park	<u> </u>	<u> </u>	<u> x </u>
Cheryl G. Ross	<u> x </u>	<u> </u>	<u> </u>
Hank Schwarz	<u> x </u>	<u> </u>	<u> </u>

APPROVED:

By:  Date: 4-16-12
KRISTINA KOVARIK, President

ATTEST:

By: 
ANDY HARRIS, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on April 16, 2012.

I hereby certify that the above ordinance was published in pamphlet form on April 17, 2012, as provided by law.


ANDY HARRIS, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATE

I, **ANDY HARRIS**, certify that I am the duly elected and acting Municipal Clerk of the Village of Gurnee, Lake County, Illinois.

I certify that on April 16, 2012, the Corporate Authorities of such municipality passed and approved Ordinance No. 2012 - 30, entitled "**AN ORDINANCE ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE, AS MODIFIED AND WITH SUPPLEMENTS. PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE III OF THE GURNEE MUNICIPAL CODE,**" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2012 - 30, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on April 17, 2012, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Gurnee, Illinois, this 16th day of April, 2012.



ANDY HARRIS, Village Clerk
Village of Gurnee