

VILLAGE OF GURNEE

2025 - 81

**AN ORDINANCE ADOPTING THE 2024 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
DECEMBER 15, 2025

Published in pamphlet form by authority of the Village Board
of the Village of Gurnee, Lake County, Illinois,
this 15th day of December, 2025.

THOMAS B HOOD	President	JEANNE BALMES	Trustee
		GREG GARNER	Trustee
ANDY HARRIS	Clerk	QUIN O'BRIEN	Trustee
		CHERYL G. ROSS	Trustee
BRYAN WINTER	Attorney	KAREN THORSTENSON	Trustee
		KEVIN WOODSIDE	Trustee

AN ORDINANCE ADOPTING THE 2024 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 2024 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 I: 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 2024 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 and Life Safety Systems
Chapter 11 Accessibility
Chapter 13 Energy Efficiency
Chapter 27 Electrical
Chapter 29 Plumbing Systems
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 2024 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 Fuel Gas 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/her 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 308.5 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:

Institutional Group I-4 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 308.5.1 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 308.5.3 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 308.5.3 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 308.5.4 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 308.5.4 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 310.4 Residential Group R-3.

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

Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I, including:

Buildings that do not contain more than two dwelling units

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

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

Boarding houses (non-transient)

Convents

Dormitories

Emergency services living quarters

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding Houses (transient) with 10 or fewer occupants

Lodging houses with five or fewer guest rooms

Hotels (non-transient) with five or fewer guest rooms

Motels (non-transient) with five or fewer guest rooms

Section 310.4.1 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 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 Conservation 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.

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

SECTION III: Nothing in this Ordinance shall be construed to affect any suit or proceedings pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action arising, acquired or existing under any act or ordinance or portion thereof hereby repealed or amended by this ordinance; nor shall any just or legal right, claim, penalty or remedy of any character of the corporate authority existing on the effective date hereof be lost, impaired or affected by this Ordinance.

SECTION IV: If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, 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 unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not been included.

SECTION V: This ordinance shall be in full force and effect on March 1, 2026 and after its passage, approval and publication as required by law.

SECTION VI: The Village Clerk is hereby directed and ordered to publish this ordinance in pamphlet form as required by Law.

SECTION VII: This ordinance shall be known as the “Gurnee Building Code.”

Passed this 15th day of December 2025

	Ayes:	Nays:	Absent/Abstain:
Jeanne E. Balmes	<u> x </u>	<u> </u>	<u> </u>
Greg Garner	<u> x </u>	<u> </u>	<u> </u>
Quin O'Brien	<u> x </u>	<u> </u>	<u> </u>
Cheryl G. Ross	<u> x </u>	<u> </u>	<u> </u>
Karen Thorstenson	<u> x </u>	<u> </u>	<u> </u>
Kevin Woodside	<u> </u>	<u> </u>	<u> x </u>

By:  Date: 12-15-25
THOMAS B. HOOD, Village 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 December 15, 2025.

I hereby certify that the above ordinance was published in pamphlet form on December 16, 2025, 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 the 15th day of December 2025, the Corporate Authorities of such municipality passed and approved Ordinance 2025 - 89, entitled, “**AN ORDINANCE ADOPTING THE 2024 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. 2025 - 89, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on the 16th day of December 2025, 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 December 2025.



ANDY HARRIS, Village Clerk

