

VILLAGE OF GURNEE

2025- 90

AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE IV 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 RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE IV 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 IV of the Gurnee Municipal Code) and adopt the 2024 International Residential Code for One and Two Family Dwellings, as modified, as the standard by which all residential 1 & 2 Family residential construction work within the Village of Gurnee shall be preformed.

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 IV, entitled “One- and Two-Family Dwelling Code” of the Gurnee Municipal Code is hereby deleted in its entirety and replaced with a new Chapter 18 Article IV, entitled “One- and Two-Family Dwelling Code”, to provide as follows:

“CHAPTER 18 ARTICLE IV. ONE- AND TWO-FAMILY DWELLING CODE.

Sec. 18-101. 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 Residential Code for One- and Two-Family dwellings, with modifications and supplements set forth in section 18-102, are hereby adopted and made applicable, subject to exceptions made in this article, to all existing or proposed one and two family buildings and accessory structures 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 25 Plumbing Administration
Chapter 26 General Plumbing Requirements
Chapter 27 Plumbing Fixtures
Chapter 28 Water Heaters
Chapter 29 Water Supply and Distribution
Chapter 30 Sanitary Drainage
Chapter 31 Vents
Chapter 32 Traps

Chapter 33 Storm Drainage
Chapter 34 Electrical General Requirements
Chapter 35 Electrical Definitions
Chapter 36 Services
Chapter 37 Branch Circuit and Feeder Requirements
Chapter 38 Wiring Methods
Chapter 39 Power and Lighting distribution
Chapter 40 Devices and Luminaries
Chapter 41 Appliance Installation
Chapter 42 Swimming Pools
Chapter 43 Class 2 Remote-Control, Signaling and Power-Limited
Circuits
Appendix AA Board of Appeals
Appendix AB Permit Fees
Appendix BA Manufactured Housing Used As Dwelling
Appendix BC Accessory Dwelling Units (ADU)
Appendix BD Home Day Care – R-3 Occupancy
Appendix BH Automatic Vehicular Gates
Appendix BI Light Straw-Clay Construction
Appendix BJ Strawbale Construction
Appendix CE Venting Methods
Appendix CF Sizing of Water Piping Systems
Appendix CG Nonsewered Sanitation Systems
Appendix CH Private Sewage Disposal
Appendix NB Solar Ready Provisions-Detached One- and Two-Family
Dwellings and Townhouses
Appendix NC Zero Net Energy Residential Building Provisions
Appendix ND Electric Energy Storage Provisions
Appendix NE Electric Vehicle Charging Infrastructure
Appendix NG 2024 IECC Stretch Code
Appendix NH Operational Carbon Rating and Energy Reporting
Appendix NI On-Site Renewable Energy
Appendix NJ Demand Responsive Controls
Appendix NK Electric-Ready Residential Building Provisions
Appendix NL Renewable Energy Infrastructure

Sec. 18-102. Modifications, Supplements and Exceptions.

The following sections of the 2024 International Residential Dwelling Code for One- and Two-Family Dwellings, are revised as follows:

CHAPTER 1 ADMINISTRATION

SECTION R101 TITLE, SCOPE and PURPOSE

Section R101.1 Title

This Sub-Section is deleted in its entirety and a new Sub-Section is added to read as follows: "These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings of the Village of Gurnee*, and shall be cited as such and will be referred to herein as "this code."

Section R102.5 Appendices. Amend this Sub-Section to read as follows: "Appendixes Chapter BB, BE, BF, BG, BK, BL, BM, BN, BO, CA, CB, CC, CD, and NF, are adopted as a part of this Code."

SECTION R105 PERMITS

Section R105.7 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 assessable 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 R106 CONSTRUCTION DOCUMENTS

Section R106.1 Submittal documents.

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

"Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional."

Section R106.3.1 Approval of construction documents.

Amend the last sentence to read: "The other set, including plan review comments, shall be returned to the applicant, shall be available at the site of work and shall be open to inspection by the building official or his or her authorized representative."

SECTION R108 FEES

Section R108.3 Building permit valuations.

At the end of this Sub-Section, add the following sentence: "Valuation shall be determined by the building safety department based upon the type of construction and the use group occupancy cost per square foot table published

on the ICC web site, or other comparable publications. The valuation table shall be updated from the ICC web site on the 1st of March each year.”

SECTION R109 INSPECTIONS

Section R109.1.1 At the end of this Sub-Section, the following Sub-Section shall be added:

“R109.1.1.3 Damp proof & tile: This inspection is made upon completion of all foundation and installation of any foundation drains, damp proofing, window wells, and drains installed and before backfill to excavated area around foundation occurs.”

Section R109.1.4 Frame and masonry inspection.

At the end of this Sub-Section, the following Sub-Section shall be added:

“R109.1.4.1 Insulation: This inspection is made when insulation is in place and the dwelling is weather tight but before wall and ceiling finishes are applied.”

Section R109.4 Approval required.

At the end of this Sub-Section, the following Sub-Section shall be added:

“R109.5 Prefabricated Construction is prohibited.

Exception: Building panels that are open for inspection after erected are permitted. These panels must be in compliance with this code and all other codes that are adopted by the Village of Gurnee. Where questions arise if the panels are open for inspection, the ruling of the building official shall prevail.”

CHAPTER 2 DEFINITIONS

SECTION R202 DEFINITIONS

Section R202 Definitions For this Section, the following definition shall be added:

“USABLE SPACE. Space in a building for living, sleeping, eating, cooking, bathrooms, toilet rooms, closets, halls, storage or utility space, and similar areas.”

CHAPTER 3 BUILDING PLANNING

Table R301.2- CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Enter values in the respective columns as follows:

Ground Snow load = 30

Wind speed (mph) = 90

Wind Design Topographic Effects = No
Special wind region = No
Windborne debris zone = No
Seismic design Category = A
Weathering= Severe
Frost line depth = 42"
Termite = moderate to heavy
Ice Barrier Underlayment Required = Yes
Flood Hazard Adoption = 6/24/74 (Ord. 74-19)
Flood Insurance Study Date = 10/15/2023

FIRMS:	Panel	Date
	17097C0063 L	10/5/23
	17097C0064 L	10/5/23
	17097C0068 L	10/5/23
	17097C0069 L	10/5/23
	17097C0132 L	10/5/23
	17097C0154 L	10/5/23
	17097C0155 L	10/5/23
	17097C0156 L	10/5/23
	17097C0157 L	10/5/23

Air Freezing Index = 2000,
Mean Annual Temp = 47.6 degrees F

R302.6 Dwelling unit garage fire separation.

Delete Section in its entirety and replace with the following:

"The garage shall be separated from the dwelling unit by not less than 5/8-inch, Type X gypsum board or equivalent applied to the garage side of all garage walls and ceiling. Openings in garage walls and ceiling shall comply with section 302.6.

Delete Table R302.6 in its entirety.

SECTION R309 AUTOMATIC SPRINKLER SYSTEMS

Section R309.2.1 Design and Installation

Amend this Sub-Section to read as follows: "Automatic sprinkler systems shall be designed in accordance with NFPA 13D. Alarm requirements of 2022 NFPA 13D Section 7.6 shall include one exterior clear or white Audio/Visual Device on the front street-facing side of the house, activated with the local waterflow alarm. Additionally, one dry side-wall sprinkler head shall be installed over the door entrance between the house and garage."

SECTION R307 TOILET, BATH AND SHOWER SPACES

Section R327.1 Space required.

Amend this Sub-Section to read as follows: "Fixtures shall be spaced as per the Village of Gurnee Plumbing Code."

Add the following sub-sections after 327.2

R327.2.1 Wall Covering. Walls in shower and tub areas shall be sheeted with an approved material before the tub or shower (with or without an enclosure) is set.

R327.3 Freezing. No water piping or fixture traps shall be permitted in a wall against an unheated area. Walls or chases with plumbing in them adjacent to walls against unheated areas shall be separated from the unheated areas with an insulated wall sheeted on the inside with an approved sheathing.

CHAPTER 10 CHIMNEYS AND FIREPLACES

SECTION R 1004 FACTORY-BUILT FIREPLACES

Sub-Section R 1004.4 Unvented gas lot heaters. Delete Sub-Section in its entirety and replace with "Unvented Gas Log Heaters are prohibited."

CHAPTER 16 DUCT SYSTEMS

SECTION M 1601 DUCT CONSTRUCTION

Sub-Section M1601.1.1 Above-ground duct systems. Amend this Sub-Section as follows:
Delete sections 3 5, & 7 and re-number.

CHAPTER 24 FUEL GAS

SECTION G2445 (621) UNVENTED ROOM HEATERS

Delete this Section and substitute with "Unvented Room Heaters are prohibited."

SECTION G2448 (624) WATER HEATERS

All references to "this code" shall be replaced with: "the Gurnee Plumbing Code."

PART VII - PLUMBING

Chapters 25 through 33 are hereby deleted and any reference to these Chapters shall be directed to the Village of Gurnee Plumbing Code. All references to Section 2904 shall be directed to NFPA 13D.

PART VIII – ELECTRICAL

Chapters 34 through 43 are hereby deleted and any reference to these Chapters shall be directed to the Village of Gurnee Electrical Code.

APPENDIX BO EXISTING BUILDINGS AND STRUCTURES

Section BO102.6 Replacement Windows

Delete Sub-Section in its entirety and replace with "Replacement Windows. Where an existing window, including the sash and glazed portion, or safety glazing is replaced, the replacement window or safety glazing shall comply with the requirements of the Illinois Energy Code. All replacement windows must comply with the Illinois Energy Code." Delete subsequent sub-sections.

Section BO105.2 Newly constructed elements.

Delete Exception 2 under this heading.

Section BO105.5 Electrical equipment and wiring,

Delete this section and all sub-sections

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 Residential 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 - 90, entitled, **“AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 18 ARTICLE IV 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 - 90, 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

