

VILLAGE OF GURNEE

2025- 91

AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 34 ARTICLE II 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 FIRE CODE, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 34 ARTICLE II 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 Fire Code (Chapter 34 Article II of the Gurnee Municipal Code) and adopt the 2024 Edition of the International Fire Code as modified, as the standard for regulating and governing the minimum requirements and controls to safeguard life, property or public welfare from the hazards of fire and explosion arising from the storage, handling or use of substances, materials or devices and from the conditions of buildings, structures or premises hazardous to life, property or public welfare in the construction, use and occupancy of such buildings, structures or premises; and each and all of the regulations, provisions, penalties of the Fire 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 34 Article II, entitled "Fire Prevention Code" of the Gurnee Municipal Code is hereby deleted in its entirety and replaced with a new Chapter 34 Article II, entitled "Fire Prevention Code," to provide as follows:

CHAPTER 34 ARTICLE II. FIRE PREVENTION CODE.

Sec. 34-31. Adoption.

The regulations, conditions, definitions, regulations, and stipulations concerning the construction, use and occupancy of buildings, structures or premises, as set forth in the 2024 International Fire Code, with modifications and supplements set forth in Section 34-33, are hereby adopted and made applicable.

Sec. 34-32. Definitions.

(a) Wherever the word "municipality" is used in the ICC Fire Code, it shall be held to mean the Village of Gurnee.

(b) Wherever the term "corporate counsel" is used in the ICC Fire Code, it shall be held to mean the attorney for the Village.

(c) Wherever the words, "fire official" or "authority having jurisdiction" are used in the Fire Code, they shall be held to mean the Village of Gurnee Fire Chief or their designee.

(d) Wherever the term "International Plumbing Code" is used, replace with "Illinois Plumbing Code."

Sec. 34-33. Modifications, supplements and exceptions.

The following sections of the 2024 International Fire Code, are revised to read as follows:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

Sub-Section 101.1 Title.

These regulations shall be known as the Fire Code of the Village of Gurnee, hereinafter referred to as "this Code."

Sub-Section 101.2.1 Appendices.

All appendices are adopted as part of this Code.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Insert Sub Section 901.11 Connection to Gurnee Public Water Supply Requirements

The following restrictions will apply:

1. The Reduced Backflow Preventer (RPZ) shall be installed without meter bypass for meters 2" diameter and smaller. Meters greater than 2" shall have a meter bypass sized $\frac{1}{2}$ the diameter of the meter.
2. Galvanized piping shall not be installed prior to the RPZ

Sub-Section 903.2 Where required.

Delete all text in Sub-Sections 903.2 through 903.2.12, inclusive, and substitute the following to read:

Sub-Section 903.2 Where required.

Approved automatic sprinkler systems in new buildings and structures shall be provided in all Use Groups described in this Code.

Exceptions:

1. Temporary and mobile structures (to include real estate sales and construction trailers utilized during the development of property), and agricultural storage buildings
2. Structures being converted from Use Group R3 (Except Townhouses) to Use Group B (Professional Office) or Use Group M (Mercantile) that are under 4,000 square feet total space and have an approved fire alarm and detection system which also complies with Sub-Section 907.1.

Sub-Section 903.2.1 Group A.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies."

Delete Sub-Sections 903.2.1.1 through 903.2.1.7

Sub-Section 903.2.2 Group B.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group B occupancies."

Sub-Section 903.2.3 Group E.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group E occupancies."

Sub-Section 903.2.4 Group F-1.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group F-1 occupancies."

Sub-Section 903.2.7 Group M.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group M occupancies."

Sub-Section 903.2.9 Group S-1.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group S-1 occupancies."

Sub-Section 903.2.10 Group S-2.

Replace existing text of this section with the following:
"An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group S-2 occupancies."

Sub-Section 903.3.5 Water Supplies

Revise the second sentence as follows:

The potable water supply shall be protected against backflow through the use of a Reduced Pressure Zone (RPZ) device in accordance with the requirements of this section and the Illinois Plumbing Code.

Sub-Section 903.3.10 Fire Area Control Valves.

Create a new sub-section as follows:

903.3.10. Approved supervised indicating control valves with water flow switches will be installed:

1. In new buildings and structures three or more stories above or below grade, provide at the point of connection to the riser on each floor.
2. In new single story buildings with six or more tenants, or where there are fire areas of 6,000 square feet or more, provide in each tenant space or area at the point of connection to the riser.

Sub-Section 905.1 Standpipe Systems - General.

At the end of this Sub-Section F905.1, add the following:

Wherever Class I, II, or III standpipes are required in this code, Class I shall be installed.

Sub-Section 905.3.1 Standpipe Height Requirement.

Modify the text in Sub-Section F905.3.1, to read:

2. The floor level of the highest story is located more than 20 feet above the lowest level of the fire department vehicle access.
3. The floor level of the lowest story is located more than 20 feet below the highest level of the fire department vehicle access.

Sub-Section 907.1 Fire Alarm and Detection Systems - General.

At the end of this Sub-Section 907.1, add the following:

Fire Alarm and Detection systems:

1. Must transmit three distinctly different signals (True Fire, Trouble, and Supervisory).
2. All signals must be transmitted to the dispatch center utilized by the Gurnee Fire Department.
3. Duct detectors and tamper switches must transmit a supervisory alarm.

Sub-Section 907.6.2 Power Supply

Modify the section as follows: "The primary and secondary power supply for the fire alarm system shall be provided in accordance with NFPA 72, however, for new installations and fire alarm system panel replacements and upgrades, the secondary power supply capacity for in-building mass notification systems (NFPA 72) shall be capable of operating the system under Quiescent load for a minimum of sixty (60) hours and then shall be capable of operating the system during emergency condition for a period of 15 minutes at maximum connected load, while the secondary power supply for the radio transmitter shall also be capable for transmitting under normal loads for a period of sixty (60) hours."

Sub-Section 1103.5.3 Group I-2, Condition 2.

Insert the date: January 1, 2027

Sub-Section 1103.7.7 Construction Requirements for Existing Buildings - Group M

Create a new sub-section as follows:

1103.7.7. Group M. An automatic smoke detection system with an addressable emergency voice/alarm communication system shall be required in all Group M Uses that exceed 1,000,000 square feet of gross leasable area. Said system shall be required in place within one year of the passage of this code by the Village of Gurnee.

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 by 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 Fire 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 - 91, entitled, **“AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, AS MODIFIED AND WITH SUPPLEMENTS, PROVIDING PENALTIES FOR VIOLATIONS AND AMENDING CHAPTER 34 ARTICLE II 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 - 91, 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

