



CITY OF OAKBROOK TERRACE APPLICABLE BUILDING CODES

**Chapter 150 (Building Codes)
Chapter 158 (Electrical Code)
Chapter 160 (Plumbing Code)**

2009 International Building Code with Amendments

2018 Illinois Accessibility Code

2009 International Mechanical Code

2009 Fuel Gas Code

2018 International Energy Conservation Code

2009 International Residential Code – 1 & 2 Family Dwellings

2008 National Electrical Code with Amendments

2014 State of Illinois Plumbing Code

2009 International Fire Code with Amendments

**City of Oakbrook Terrace Zoning Ordinance #80-24, Dated 12/23/80
With Subsequent Amendments**

DuPage County Stormwater Ordinance with Amendments

**CHAPTER 150: CODES AND REGULATIONS GOVERNING CONSTRUCTION
OF BUILDINGS AND STRUCTURES**

Section

- 150.01 Adoption of Building Code
- 150.02 Local amendments to the Building Code
- 150.03 Limitations on noise
- 150.04 Adoption of Mechanical Code
- 150.05 Local amendments to the Mechanical Code
- 150.06 Adoption of the Fuel Gas Code
- 150.07 Local amendments to the Fuel Gas Code
- 150.08 Adoption of Energy Conservation Code
- 150.09 Local amendments to the Energy Conservation Code
- 150.10 Adoption of International Residential Code for One and Two Family Dwellings
- 150.11 Local amendments to the International Residential Code for One and Two Family Dwellings
- 150.12 Adoption of Existing Building Code
- 150.13 Local amendments to the Existing Building Code
- 150.14 Adoption of Fire Code
- 150.15 Local amendments to the Fire Code
- 150.16 Registration of conveyances

Edition, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for certain local amendments thereto, as set forth in § 150.02 hereof. (Ord. 93-36, passed 2-22-94; Am. Ord. 97-69, passed 4-28-98; Am. Ord. 99-50, passed 2-8-00; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10)

§ 150.02 LOCAL AMENDMENTS TO THE BUILDING CODE.

The Building Code adopted in § 150.01 of this chapter is hereby amended as follows:

(A) Section 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Building Code of the City of Oakbrook Terrace, hereinafter referred to as "this code".

(B) Section 102.4 (Referenced codes and standards) is deleted and the following is substituted:

The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply. The International Residential Code for One and Two Family Dwellings, 2009 Edition, shall apply for the construction, alteration and repair of buildings for residential purposes.

(C) Section 103 (DEPARTMENT OF BUILDING SAFETY) is deleted and the following is substituted:

§ 150.01 ADOPTION OF BUILDING CODE.

The International Building Code, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Oakbrook Terrace for regulating and governing the construction and maintenance of all property, buildings and structures, as therein provided, to ensure that such property, buildings and structures are safe, sanitary and fit for occupation and use; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Building Code, 2009

**SECTION 103
BUILDING OFFICIAL**

103.1 Building and Zoning Administrator. The building and zoning administrator, and such assistants to whom the building and zoning administrator has delegated authority, shall be the building official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(D) Sec. 105.1 (Required) is deleted, and the following is substituted:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code; or to cause any work to be done, shall first make application to the building official and obtain the required permit. Permits shall be issued only in accordance with the following requirements:

1. No permit shall be issued on any unrecorded lot or parcel or tract of land until such lot or tract has been surveyed, platted and recorded in the Office of the DuPage County Recorder.
2. No permit shall be issued until satisfactory proof has been submitted that the building or structure is served by an approved water supply and water distribution system, and by approved sewage treatment facilities.

(E) Sec. 105.2 (Work exempt from permit) is amended by deleting items 1 through 6, 9 and 11 under "Building" without substitution.

(F) Sec. 105.3 (Application for permit), is amended by deleting the introductory paragraph and items 2 and 4, and substituting the following, and by adding a new paragraph (8) as follows:

105.3 Application for permit.

105.3.1 Application requirements. To obtain a permit, the applicant shall first file an application therefor in writing, on a form furnished by the building and zoning department for that purpose. Such application shall include the following:

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work, and provide the property identification number (PIN) as it appears on the property tax bill.
4. Be accompanied by construction documents and other information as required in Section 107.3, including plans signed and sealed by an architect or engineer licensed or registered with the State of Illinois, unless such requirement is waived by the building official for minor improvements that would generate a minimum fee. Also, be accompanied by a plat of survey for the property, prepared by a registered land surveyor. All plans shall be in sufficient detail to enable the building official to determine the character of the work proposed under the permit. Complete framing drawings of all structural steel and mill or reinforced concrete construction shall be submitted, and such drawings shall show the dead and live loads used in the design.
8. For all new construction, be accompanied by topographical information in sufficient detail to indicate the natural drainage of the property on which the proposed construction is to occur. Such information shall indicate the proposed final grade, including the intended water flow, which shall be established at the existing elevations unless this requirement is waived by the building official for minor improvements that would generate a minimum fee, and such information shall also depict foundation heights at least six inches above the final grade, and indicate that the grade pitch is away from the building and at a rate of not less than one-eighth inch per foot.

(G) Existing Sec. 105.3.1 (Action on application) is deleted and the following is substituted:

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application, construction documents, proposed use, manner of construction, or kind and quality of materials and workmanship do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, and a certificate of liability insurance has been submitted in a sufficient amount, the building official shall issue a permit upon payment of the fees and deposits required in Chapter 154 of the city's code of ordinances.

(H) Sec. 105.3 (Application for permit) is further amended by renumbering existing paragraph 3.3.2 as paragraph 3.3.3 and adding a new section 105.3.2 as follows:

105.3.2 Copy of plans to fire chief. Two (2) copies of the plans for multiple-family and commercial construction shall be submitted by the applicant to the fire chief of the applicable fire protection district for all attached dwelling units and institutional and commercial or industrial buildings. The chief shall, within fifteen (15) days of receipt of the plans, examine them to determine whether they comply with the applicable fire protection standards of the bureau of fire prevention for the district, and if the plans meet such standards, the chief shall endorse the plans accordingly and deliver them to the building official. If such plans do not meet such standards, the plans shall be returned to the applicant with a memorandum of the specific deficiencies noted, and the building official shall not issue any building permit for such uses until any plans therefor have been approved by the fire chief.

(I) Sec. 105.5 (Expiration) is deleted and the following is substituted:

If no work is commenced within six (6) months after issuance of a permit, or if no work is done for a period of more than six (6) months, the permit shall expire by limitation, and a new permit, and payment of a new permit fee, shall be required before such work is continued. If all exterior work and finishing are not completed within one (1) year after issuance of a permit, a new permit, and payment of a new permit fee, shall be required before such work is continued. In the case of an addition or alteration to an existing building, if exterior work and finishing is not completed within one (1) year, the Code Official shall tag the building as unfit for occupancy, and shall require that the building be vacated. Nothing in this paragraph shall prevent the extension of the expiration date of a permit by the Code Official if the permittee can show that a hardship would occur in enforcing the strict letter of this provision.

(J) Sec. 105.7 (Placement of permit) is deleted, and the following is substituted:

The building permit or copy shall be kept on the site of the work until the completion of the project. A permit card shall be displayed at the front of the building or structure under construction. A fee of twenty-five dollars (\$25) shall be required for replacement of any lost or destroyed permit card.

(K) Sec. 105 (PERMITS) is further amended by adding a new Section 105.8 as follows:

105.8 Plans to be kept on file. One copy of the plans on which the permit is issued shall remain on file in the office of the building official and a duplicate copy shall be kept continuously at the building site during construction.

(L) Sec. 105 (Permits) is amended by adding a new Section 105.9 as follows:

105.9 Posting of Construction Site Signs. One (1) construction site sign, as defined and regulated in the city's zoning code, shall be posted by the contractor or owner responsible for each site in the city where new building construction, construction of an addition to an existing building, or construction of a new or

reconstructed commercial parking lot is taking place under a permit issued under the city's building code. Such a sign shall be a single-sided aluminum sign, two feet by four feet (2 X 4) in size, to direct attention to the rules and regulations applicable to such a site, including but not limited to, work hours, traffic rules, environmental regulations, and clean up regulations, as determined by the building and zoning administrator to be necessary and appropriate, and such sign shall be obtained only from the city, for a fee as established in § 154.03(G) of the city's code of ordinances. Such sign shall not be affixed to any tree, but shall be affixed to a building or fence, or shall be mounted on a post or weighted standard that is no more than six feet (6) in height and is located behind the front lot line of the construction site. Such sign shall be posted prior to any construction activities as are described in this section, or prior to any complete demolition of buildings or structures associated with any such construction activities, and it shall be the responsibility of the contractor or owner responsible for the site to maintain the sign in place throughout construction or demolition activities. Thereafter, such sign shall be removed within no more than two (2) weeks after a final occupancy permit has been issued; provided that the sign may be removed under appropriate circumstances, with the permission of the building and zoning administrator, upon issuance of a temporary occupancy permit.

(M) Sec. 107.2.5 (Site plan) is amended by adding the following:

If a site plan is required by this section, such plan shall also comply with Chapter 156 of the city's code of ordinances.

(N) The first paragraph of Sec. 107.3.4.1 (General) is deleted and the following is substituted:

When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. Such registered design professional shall be a professional licensed to practice architecture as provided by the Illinois

Architectural Act, or a professional licensed to practice structural engineering as provided by the Illinois Structural Engineering Act, or a Registered Professional Engineer as provided by the Illinois Professional Engineering Act. If a structural engineer is required, such engineer shall submit a certified report verifying the structural integrity for any proposed structural addition which adds a new story to an existing structure, or where any addition utilizes existing foundation walls and footings. The city may also require such a report in other instances of new construction, alterations, repairs, expansions, additions and/or modifications of structures, in its discretion, when determined necessary for public health and safety reasons. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge changes or is unable to perform the duties required.

(O) Sec. 107.4 (Amended construction documents) is deleted and the following is substituted:

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. It shall be unlawful to amend construction documents by erasing, modifying, or altering any lines, words, or figures on such documents after they have been previously approved by the building official.

(P) Sec. 109.2 (Schedule of permit fees) is deleted and the following is substituted:

For construction or installation of buildings, structures, electrical, gas, mechanical and plumbing systems, and for alterations thereto requiring a permit, a fee for each permit shall be paid as required in accordance with Chapter 154 of the city's code of ordinances.

(Q) Sec. 109.4 (Work commencing before permit issuance) is deleted and the following is substituted:

If any person commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, the building official shall issue a stop work order to terminate work until such time as the proper permit application is filed and a permit is issued. A charge of two hundred dollars (\$200) shall be imposed as a penalty for work commenced without a permit in addition to the permit fees for such work.

(R) Sec. 110.3.10 (Final inspection) is deleted and the following is substituted:

The final inspection shall be made after all work required by the building permit is completed. All temporary installations and equipment, including but not limited to tanks and trailers, shall be removed from the construction site before the final inspection is made.

(S) Sec. 111 (Certificate issued) is deleted and the following is substituted:

111.2 Certificate issued. The building official shall inspect the building or structure and shall issue a certificate of occupancy if the following conditions are met:

1. The building official finds no violations of the provisions of this code or other laws that are enforced by the department of building and zoning;
2. For new buildings or additions to existing buildings, confirmation of building height from the city's building and zoning department or from a licensed architect or structural engineer;
3. For new buildings or additions to existing buildings, an as-built topographical survey; and
4. For new buildings or additions to existing buildings, an as-built site plan and landscape plan depicting all required yards.

Such certificate of occupancy shall contain the following:

1. The building permit number;

2. The address of the structure;
3. The name and address of the owner;
4. A description of that portion of the structure for which the certificate is issued;
5. A statement that the required portion of the structure has been inspected and that all required documentation has been reviewed for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified;
6. The name of the building official;
7. The edition of the code under which the permit was issued;
8. The use and occupancy, in accordance with the provisions of Chapter 3;
9. The type of construction as defined in Chapter 6;
10. The design occupant load;
11. If an automatic sprinkler is provided, whether the sprinkler system is required; and
12. Any special stipulations and conditions of the building permit.

(T) Sec. 111.1 (Use and occupancy) is amended by adding the following additional subsections:

111.1.1 Change in occupancy. Upon any tenant change, occupant change or ownership change within any commercial building, the building shall be required to obtain a "New Business Certificate of Occupancy" Prior to issuance of such Certificate, the building shall be subject to a Building Code inspection, Electrical Code inspection, Fire Code inspection, and/or any other inspections deemed by the building official to be appropriate. The fee for such inspections and certificate shall be as provided in Chapter 154 of the city's code of ordinances.

Oakbrook Terrace - Land Usage

111.1.2 Occupancy of previously erected or relocated buildings. The use of building or structure previously erected or moved into position is prohibited for any purpose unless such building or structure complies with the requirements of this code and receives an occupancy permit.

(U) Sec. 111.3 (Temporary occupancy) is deleted and the following is substituted:

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that the following conditions are met:

1. The holder of the building permit shall have completed all interior construction and work necessary to provide for the health, safety, and welfare of the intended occupants; and
2. An additional cash bond of not less than two thousand five hundred dollars (\$2,500) shall be posted; and
3. The holder of the building permit or the contract purchaser shall execute an agreement acknowledging the work that is to be completed, and releasing the city from any responsibility for the completion of such work; and
4. The completed portion or portions can be safely occupied; and
5. A performance bond or letter of credit shall be posted in an amount equivalent to one and one-half (VA) times the estimated cost of completion of uncompleted exterior site work.

A temporary certificate of occupancy shall be valid for a period of no more than sixty (60) days during months of the year permitting exterior construction, and no more than one hundred eighty (180) days during other times of the year. If a final certificate of occupancy cannot be issued before the expiration of the temporary certificate of occupancy, all cash bonds, including those imposed by the section, shall be forfeited, and a fee of fifty dollars (\$50) shall be charged for each additional inspection required.

(V) Sec. 113 (BOARD OF APPEALS) is deleted without substitution.

(W) Sec. 114.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(X) Sec. 115.1 (Authority) is deleted and the following is substituted:

Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order. The building official is also authorized to issue a stop work order if such official finds that any work is being done in violation of any other code adopted by the city, including the zoning code.

(Y) Sec. 115.3 (Unlawful Continuance) is deleted and the following is substituted:

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 subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(Z) Sec. 202. (DEFINITIONS) is amended by deleting the definition of "BUILDING OFFICIAL" and substituting the following:

The employee designated as the building official in Sec. 103 of this code.

(AA) Sec. 202 (DEFINITIONS) is amended by adding the following definition:

TENANT SPACE. A portion of a building that is occupied by a business tenant operating

under a business name or by an individual governmental agency. This space shall be separated from other tenant spaces and common exit ways by the required fire rated walls, ceilings, and floors.

(AB) Sec. 403.1 (Applicability) is deleted and the following is substituted:

The provisions of this Section shall apply to all buildings, any part of which is located more than fifty feet (50') above the lowest level of fire department vehicle access.

(AC) Exception 2 of Sec. 403.3 (Automatic sprinkler system) is deleted without substitution.

(AD) Sec. 403.4.1 (Smoke detection) is deleted and the following is substituted:

Smoke detection shall be provided in accordance with Section 907.2.13.1. Installation of an automatic fire detection system shall not eliminate any requirement for a sprinkler system.

(AE) Sec. 403.5.3 (Stairway door operation) is deleted and the following is substituted:

Stairway doors other than the exit discharge doors shall be permitted to be locked from stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center. All stairway doors shall automatically unlock in the event of a power failure.

(AF) 403.5.4 (Smokeproof exit enclosures) is deleted and the following is substituted:

Every required stairway serving floors more than sixty feet (60') above the lowest level of fire department vehicle access shall comply with Sections 909.20 and 1022.9.

(AG) Exceptions 1 and 2 in Sec. 404.3 (Automatic sprinkler protection) are deleted without substitution.

(AH) Sec. 406.1.4 (Separation), paragraph (1) is deleted and the following is substituted:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum one-half inch (1/2") gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than five-eighths inch (5/8") Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either a one and three-fourth inch (1-3/4") solid core wood door or solid or honeycomb core steel door not less than one and three-fourth inch (1-3/4") thick. The sills of all door openings between private garages and adjacent interior space shall be raised not less than six inches (6") above the garage floor, and the door opening shall be provided with an automatic closing device and shall be a "B" labeled door with a one and one-half (1-1/2) hour fire rating. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

(AI) Sec. 709 (Fire partitions) is amended by adding a new Section 709.10 as follows:

709.10 Additional requirements. The following additional requirements shall be met for fire partitions:

709.10.1 Hollow vertical spaces. All hollow vertical spaces shall be fire stopped at every floor level.

709.10.2 Fire spraying of structural members. All structural members shall be fire sprayed. If the bottom of the deck is the bottom of the roof, then the deck must also be sprayed.

(AJ) Sec. 903.2 (Where required) is deleted, and the following is substituted:

Approved automatic sprinkler systems shall be required as provided in Section 903.2 of the city's Fire Code, as amended.

(AK) Section 903.3.1.2 (NFPA 13R sprinkler systems) is deleted and the following is substituted:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and

Oakbrook Terrace - Land Usage

including four (4) stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R, except in bathrooms with an area of fifty-five (55) square feet or less, or in closets with an area of twenty-four (24) square feet or less and a width of less than three feet (3').

(AL) Sec. 903.4 (Sprinkler system monitoring and alarms) is deleted and the following is substituted:

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised at shall terminate at DuComm (DuPage Communications, Fire Department Dispatch Center) unless an alternative location is expressly approved by the bureau of fire prevention. All such approved locations shall be U.L. listed central stations. Additionally, the bureau of fire prevention shall have the authority to require that any fire alarm systems terminate at DuComm in the event that the structure is deemed to constitute a "target hazard."

(AM) Sec. 903.4.1 (Monitoring) is deleted and the following is substituted:

Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to shall terminate at the DuPage Public Safety Communications Agency (DU-COMM), a joint municipal emergency dispatch center or, when approved by the building official, shall sound an audible signal at a constantly attended location. The following signals shall be supervised:

- (1) All flow and active alarm signals from any fire suppression or fire alarm system in service; and
- (2) All system components which are normally supervised, including valves, pressures and levels which are critical to the system operation and all signal components required under National Fire Protection Standards, and any other component deemed necessary for the proper operation the system.

(AN) Sec. 907.1.3 (Equipment) is deleted and the following is substituted:

Systems and their components shall be listed and approved for the purpose for which they are installed. The automatic fire alarm system shall be used for detection and signaling in the event of fire.

(AO) Sec. 907.2 (Where required - new buildings and structures) is deleted and the following is substituted:

An approved manual, automatic or manual and automatic fire alarm system shall be provided in accordance with Sections 907.2.1 through 907.2.27. Where automatic sprinkler protection, installed in accordance with Section 903.1.1 or 903.1.2, is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations 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 actuate a smoke detector.

(AP) Sec. 907.2 (Where required new buildings and structures) is amended by adding new Subsections 907.2.24 through 907.2.27, as follows:

907.2.24 Smoke detectors as part of system. Smoke detectors shall be used as part of the fire alarm system in all institutional and education uses, and in use groups of R-1 and R-2.

907.2.25 Tenant space indication. When activated, a smoke detector shall be identified visually by the tenant space in which it is located.

907.2.26 Single and multiple-family dwellings. Smoke detectors shall be installed in every new single-family and multiple-family residential unit and in single-family residential buildings where structural changes or repairs

with a value in excess of two thousand dollars (\$2,000) are made in the living area, and in all multiple family mixed occupancy dwelling units, as follows:

1. Location: As per 2008 National Electrical Code.
2. Specifications: Smoke detectors shall be electric type with battery backup, and shall be wired directly to the structure's A.C. system. The detectors must be interconnected so that the activation of one (1) detector will activate all other detectors in the building. No switching or extension cords or receptacle connections shall be permitted. All types of smoke detectors shall be listed with one of the approved testing laboratories which are identified in the Appendix of this code.

(AQ) Sec. 909.1 (Scope and purpose) is deleted and the following is substituted:

This section applies to mechanical or passive smoke control systems when they are required by other provisions of this code. The purpose of this section is to establish minimum requirements for the design, installation and acceptance testing of smoke control systems that are intended to provide a tenable environment for the evacuation or relocation of occupants by removing and controlling smoke, hot air, and gases within a building. These provisions are not intended for the preservation of contents, the timely restoration of operations or for assistance in fire suppression or overhaul activities. Smoke control systems regulated by this section serve a different purpose than the smoke- and heat-venting provisions found in Section 910. Mechanical smoke control systems shall not be considered exhaust systems under Chapter 5 of the International Mechanical Code.

(AR) Sec. 909.2 (General design requirements) is deleted and the following is substituted:

Buildings, structures or parts thereof required by this code to have a smoke control system or systems shall have such systems designed in accordance with the applicable requirements of Section 909 and the National Fire Protection Association Standards, or other acceptable criteria that conform with generally accepted and well-established principles of engineering

relevant to the design. The construction documents shall include sufficient information and detail to adequately describe the elements of the design necessary for the proper implementation of the smoke control systems. These documents shall be accompanied by sufficient information and analysis to demonstrate compliance with these provisions. For buildings less than twenty five thousand (25,000) square feet in area, windows which can be opened may be used for venting smoke.

(AS) Sec. 909 (Smoke control systems) is amended by adding a new Sec. 909.20.7, as follows:

909.20.7 Other use of mechanical systems. Mechanical smoke removal may be used in lieu of gravity venting (hatches or panels) in accordance with the following criteria:

1. All systems shall be designed in accordance with the National Fire Protection Association Standards, or other acceptable criteria.
2. Three hundred (300) cubic feet per minute (300CFM) mechanical capacity will be considered the equivalent to one (1) square foot of required vent opening, or the mechanical system may be designed to provide six (6) air changes per hour.
3. The mechanical smoke management system shall have an adequate supply and return air source to allow the system to operate properly.
4. The location and design of controls for the mechanical smoke management system, including the pressurization of certain areas of a building, shall be at an easily accessible location approved by the Bureau of Fire Prevention.

(AT) The last paragraph of Sec. 1006.3 (Illumination emergency power) is deleted and the following is substituted:

The emergency power system shall provide power for a duration of not less than ninety (90) minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. In all buildings or portions of buildings with an

occupant load of at least fifty (50), the means of egress lighting shall be connected to an emergency electrical system. Battery operated emergency lights which illuminate the exit sign shall be deemed to comply with this requirement.

(AU) Exception 2 in Sec. 1008.1.9.3 (Locks and latches) is deleted without substitution.

(AV) Sec. 1008.1.10 (Panic and fire exit hardware) is deleted and the following is substituted:

All doors equipped with latching devices in buildings or portions of buildings that serve rooms or spaces with an occupant load greater than one hundred (100) shall be equipped with approved panic and fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following:

1. Acceptable panic and fire exit hardware shall have a door latching assembly that incorporates a device that will cause the door latch to release, and the door leaf to open, with a force of fifteen (15) pounds (67N) applied to a bar or panel in the direction of egress, at a height greater than thirty inches (30") (762mm) and less than forty four inches (44") (1,118mm) above the floor at the lock side of the door, or thirty inches (30") (762mm) from the hinged side, whichever is farther from the hinge.
2. The actuating portion of such bar or panel shall extend not less than one half (1/2) the width of the door leaf.

(AW) Sec. 1021.1 (Exits from stories) is amended by adding the following additional subsection:

1021.4 Exits in specified circumstances. Every room or tenant space in which the travel distance exceeds seventy-five feet (75'), shall have at least two (2) egress doorways leading from the room or tenant space to an exit or corridor. Such egress doorways shall be marked with an approved illuminated exit sign and shall swing in the direction of egress travel when serving an occupant load of fifty (50) or more or a high hazard use.

Exceptions:

1. Boiler, incinerator, and furnace rooms shall be provided with two (2) egress doorways when the area exceeds fifty (50) square feet (46.6m²) and individual fuel fired equipment exceeds four hundred thousand (400,000) BTU's (11.24W) input capacity. Doorways shall be one-half (1/2) of the diagonal dimension of the room.

When two (2) doorways are required by this exception, a fixed ladder access out of the room may be provided for one (1) doorway.

2. Institution 12 use areas with more than six (6) beds shall be provided with two (2) egress doorways.

(AX) Sec. 1029 (Emergency escape and rescue) is amended by adding a new Subsection 1029.6 as follows:

1029.6 Basements. Basements in all "R" use groups shall be provided with direct access to the outside by a door and stairs, or a window having an opening frame nominal area with a minimum opening of thirty inches (30") wide and thirty-eight inches (38") high, and a sill height not more than forty-four inches (44") above the finished floor. Such window shall include a metal rectangular shaped emergency escape well with a minimum width of thirty-six inches (36") a minimum clearance from the foundation wall of twenty-four inches (24") and a height not more than six inches (6") above grade, with no exposed sharp edges. Metal wells for windows which are not escape windows shall extend twenty inches (20") away from the foundation wall.

(AY) Sec. 1206 (Yards or courts) is deleted without substitution.

(AZ) Reserved.

(BA) Sec. 3102 (Membrane structures) is deleted without substitution.

(BB) Sec. 3002.4 (Elevator car to accommodate ambulance stretcher) is deleted, and the following substituted:

On all new construction, remodeling, redesign or alterations for a building that has passenger or freight elevator access, one elevator shall accommodate a twenty-four (24") by ninety-six inch (96") ambulance stretcher in the horizontal, open position, and such elevator shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than three inches (3") in height, and shall be placed inside on both sides of the hoist way door frame.

(BC) Sec. 3202 (Encroachments into the public right-of-way) is deleted without substitution, except that Sec. 3202.3.1 (Awnings, canopies, marquees and signs) is retained as part of this Code.

(BD) Sec. H110 (Roof signs) and Sec. H112 (Projecting signs) are deleted without substitution.

(BE) Chapter 35 (Referenced Standards), the ANSI Standards, are amended by adding a new standard as follows:

ANSI A10.4-2004 Safety Requirements for Personal Hoists and Employee Elevators

(BF) Chapter 35 (Referenced Standards), the ASCE/SEI Standards, are amended by adding a new standard as follows:

Automated People Mover Standards (ASCE 21, Part 1-2005/2006, ASCE 21, Parts 2 through 4-2008).

(BG) Chapter 35 (Referenced Standards), the ASME Standards, are amended by deleting:

A17.1-2000 and 18.1-1999, and adding the following new standards:

A17.1-2005, A17.1(a)-2005, and A17.1(s)-2005
Safety Code for Elevators and Escalators

Al 7.2-2004 Guide for Inspection of Elevators, Escalators, and Moving Walks

A17.3-2005 Safety Code for Existing Elevators and Escalators

(For this standard, the required upgrades to existing elevators, as defined in the Administrative Rules (41 Ill. Adm. Code 1000), adopted in conformance with the Elevator

Safety Act (225 ILCS 312/140), including upgrades to the hydraulic cylinder system and firefighter control system, shall, be completed no later than January 1, 2013).

A18.1-2005 Safety Standard for Platform Lifts and Stairway Chairlifts

QE1-1-2004 Standard for the Qualification of Elevator Inspectors

and adding the following new standards:

A) Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA B44-10) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07;

B) Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;

C) Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);

D) Standard for the Qualification of Elevator Inspectors (ASME QE1-1-2010).

(BH) Section 3001.01 (Scope is deleted and the following is substituted:

3001.01 Scope.

a) This chapter applies to the design, construction, operation, inspection, testing, maintenance, alteration and repair of the following equipment, its associated parts, and its hoistways (except as exempted in subsection (b) of this Section):

1) Hoisting and lowering mechanisms equipped with a car or platform that move between two or more landings, including, but not limited to, elevators, platform lifts and stairway lifts;

2) Power-driven stairways and walkways for carrying persons between landings. This equipment includes, but is not limited to, escalators and moving walkways;

3) Hoisting and lowering mechanisms equipped with a car that serve two or more landings and that are restricted to

the carrying of material by their limited size or limited access to the car, including, but not limited to, dumbwaiters, material lifts and dumbwaiters with automatic transfer devices;

4) Automatic, guided transit vehicles on guide ways with an exclusive right-of-way. This equipment includes, but is not limited to, automated people movers. [225 ILCS 312/10(a) and (b)].

b) This chapter does not apply to the following equipment: personnel hoists and employee elevators for construction and demolition operations within the scope of ANSI A10.4; material hoists within the scope of ANSI A10.5; manlifts within the scope of ASME A90.1; mobile scaffolds, towers, and platforms within the scope of ANSI A92; powered platforms and equipment for exterior and interior maintenance within the scope of ANSI A120.1; conveyors and related equipment within the scope of ASME B20.1; cranes, derricks, hoists, hooks, jacks, and slings within the scope of ASME B30; industrial trucks within the scope of ASME B56; portable equipment, except for portable escalators that are covered by ANSI A17.1; tiering or piling machines used to move materials to and from storage located and operating entirely within one story; equipment for feeding or positioning materials at machine tools, printing presses, etc.; skip or furnace hoists; wharf ramps; railroad car lifts or dumpers; line jacks, false cars, shafters, moving platforms, and similar equipment used for installing an elevator by a contractor licensed in this State; conveyances located in a private residence not accessible to the public. [225 ILCS 312/10(c)].

c) Further, this chapter does not apply to special purpose personnel elevators within the scope of ASMEA 17.1 and used only by authorized personnel [225 ILCS 312/10(c)].

d) This chapter applies to conveyances for which a building permit was issued, constructed, repaired or modified prior to October 1, 2012 as well as all conveyances for which a building permit was issued, constructed, repaired or modified on or after October 1, 2012.

(BI) Section 3001.02 (Referenced standards) is deleted and the following is substituted:

Section 3001.02 Referenced standards.

a) Except where a more stringent standard is otherwise provided for in the code, all conveyances shall be designed, constructed, installed, operated, inspected, tested, maintained, altered and repaired in accordance with the following standards and safety codes:

1) American Society of Mechanical Engineers (ASME)
Three Park Avenue
New York NY 10016-5990

A) Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA B44-10) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07);

B) Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;

C) Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);

D) Standard for the Qualification of Elevator Inspectors (ASME QEI-1-2010).

2) American Society of Civil Engineers (ASCE)
1801 Alexander Bell Drive
Reston VA 20191-4400

Automated People Mover Standards (ASCE 21, Part 1-2005/2006, ASCE 21, Parts 2 through 4-2008).

b) Upgrade Requirements for Existing Conveyances

1) Notwithstanding anything else in this chapter, the following upgrade requirements of the 2007 edition of the Safety Code for Elevators and Escalators (ASME A 17.1) and the 2005 edition of the Safety Code for Existing Elevators (ASME A17.3) must be completed by January 1, 2014, but need not be completed prior to January 1, 2013:

- A) Restricted opening of hoistway doors or car doors on passenger elevators in accordance with ASME A17.3-2005.
- 2) Notwithstanding anything else in this chapter, the following upgrade requirements of the 2007 edition of the Safety Code for Elevators and Escalators (ASME A17.1) and the 2005 edition of the Safety Code for Existing Elevators (ASME A17.3) must be completed by January 1, 2015, but need not be completed prior to January 1, 2013:
- A) Car illumination in accordance with ASME A17.3-2005;
- B) Emergency operation and signaling devices in accordance with ASME A17.3-2005;
- C) Phase reversal and failure protection in accordance with ASME A17.3-2005;
- D) Reopening device for power operated doors or gates in accordance with ASME A17.3-2005;
- E) Stop-switch pits in accordance with ASME A17.3-2005; and
- F) Pit ladder installation in accordance with Section 2.2.4.2 of ASME A17.1-2007.
- 3) In the event that a conveyance regulated by this chapter is altered, the alteration shall comply with ASME A17.1-2010/CSA B44-10.
- 4) Notwithstanding anything else in this Section, the firefighter's emergency operation and the hydraulic elevator cylinder, including the associated safety devices outlined in Section 4.3.3(b) of ASME A17.3-2005, are not required to be upgraded unless:
- A) There is an alteration;
- B) The equipment fails; or
- C) Failing to replace the equipment jeopardizes the public safety and welfare as determined by the

Building and Zoning Administrator.
[225 ILCS 312/35(h) and (i)].

- c) Inspection Guidelines. All conveyances be inspected and tested in accordance with the following recommended practices. The following list should not be interpreted as excluding other practices recommended by equipment manufacturers.

American Society of Mechanical Engineers (ASME)
Three Park Avenue
New York NY 10016-5990

Guide for Inspection of Elevators, Escalators, and Moving Walks (ASME A17.2-2010).

(Ord. 05-20, passed 9-13-05; Am. Ord. 05-46, passed 3-4-06; Am. Ord. 06-30, passed 11-28-06; Am. Ord. 06-38, passed 1-23-07; Am. Ord. 07-02, passed 5-22-07; Am. Ord. 08-3, passed 5-27-08; Am. Ord. 08-08, passed 7-8-08; Am. Ord. 08-27, passed 9-30-08; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 12-49, passed 11-27-12)

§ 150.03 LIMITATIONS ON NOISE.

(A) Heavy equipment. No person or entity may use heavy equipment except between 7:00 a.m. and 6:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturdays and Sundays, provided, however, that such equipment shall not be used at any time on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. For purposes of this section, **HEAVY EQUIPMENT** shall mean bulldozers, jack hammers, pile drivers, power hammers, chain saws, graders, riveters, earthmovers, tree and stump grinders, trenchers, cement mixers, tractors, power hoists or derricks, demolition balls, power shovels, trucks and power equipment on wheels or traction chains and similar equipment.

(B) Other tools. Tools other than heavy equipment may be used at any time within a fully enclosed structure; provided, however, that any use of such tools outside a fully enclosed structure shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.

(C) Emergencies. This section shall not apply in any situations which requires heavy equipment or other tools in emergencies to assist or avoid a problem related to health or to safety of persons or

property, or to sewer, water, power, utility or telephone interruptions.

(D) Building permits. All building permits shall be subject to the provisions of this section.

(E) The Code Official or his or her designee may authorize work to begin before or after the designated hours.

(F) Penalty. Any person in violation of the provisions of this section and shall be fined not less than \$100 nor more than \$750 for each offense and each day a violation continues shall constitute a distinct and separate offense.

(Ord. 90-24, passed 10-23-90; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 02-53, passed 12-18-02; Am. Ord. 05-20, passed 9-13-05)

§ 150.04 ADOPTION OF MECHANICAL CODE.

The International Mechanical Code, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the Mechanical Code of the City of Oakbrook Terrace for the regulation of the design, installation, maintenance, alteration and inspection of environmental and mechanical systems as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Mechanical Code are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter except for the local amendments set forth in §150.05 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.05 LOCAL AMENDMENTS TO THE MECHANICAL CODE.

The Mechanical Code adopted in § 150.04 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Mechanical Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code".

(B) Sec. 103 (Department of Mechanical Inspection) is deleted and the following is substituted:

SECTION 103 BUILDING AND ZONING ADMINISTRATOR

103.1 Building and Zoning Administrator.

The building and zoning administrator, and such assistants to whom the building and zoning administrator has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. 106.5.2 (Fee schedule) is deleted and the following is substituted:

The fees for mechanical work shall be paid as required in accordance with Title XV, Chapter 154 of the city's code of ordinances.

(D) Sec. 106.5.3 (Fee refunds) is deleted without substitution.

(E) Sec. 108.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(F) Sec. 109 (Board of Appeals) is deleted without substitution.

(G) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "CODE OFFICIAL" and substituting the following:

The employee designated as the code official in Sec. 103 of this code.
(Ord. 05-20, passed 9-13-05)

§ 150.06 ADOPTION OF FUEL GAS CODE.

The International Fuel Gas Code, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the Fuel Gas Code of the City of Oakbrook Terrace to regulate and govern fuel systems and gas-fired appliances as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Fuel Gas Code are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.07 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.07 LOCAL AMENDMENTS TO THE FUEL GAS CODE.

The Fuel Gas Code adopted in § 150.06 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Fuel Gas Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code".

(B) Sec. 103 (DEPARTMENT OF INSPECTION) is deleted and the following is substituted:

SECTION 103**BUILDING AND ZONING ADMINISTRATOR****103.1 Building and Zoning Administrator.**

The building and zoning administrator, and such assistants to whom the building and zoning administrator has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. 106.6.2 (Fee schedule) is deleted and the following is substituted:

The fee for work hereunder shall be paid as required in accordance with Title XV, Chapter 154 of the city's code of ordinances.

(D) Sec. 106.6.3 (Fee refunds) is deleted without substitution.

(E) Sec. 108.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(F) Sec. 109 (MEANS OF APPEAL) is deleted without substitution.

(G) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "CODE OFFICIAL" and substituting the following:

The employee designated as the code official in Sec. 103 of this code.

(H) Sec. 309.2 (Connections) is deleted and the following is substituted:

Electrical connections between equipment and the building wiring, including the grounding of the equipment, shall conform to the 2002 National Electrical Code, with local amendments.

(Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10)

§ 150.08 ADOPTION OF ENERGY CONSERVATION CODE.

The International Energy Conservation Code, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the Energy Conservation Code of the City of Oakbrook Terrace to address the design of energy-efficient building envelopes and installation of energy efficient mechanical, lighting and power systems through requirements emphasizing performance as therein provided; and each and all of the regulations, provisions, penalties, conditions, and

terms of the International Energy Conservation Code, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.09 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.09 LOCAL AMENDMENTS TO THE ENERGY CONSERVATION CODE.

The Energy Conservation Code adopted in § 150.08 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

101.1 Title and code official. These regulations shall be known as the Energy Conservation Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code". The building and zoning administrator, and such assistants to whom the building and zoning administrator has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(B) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "CODE OFFICIAL" and substituting the following:

The employee designated as the code official in Sec. 101.1 of this code.
(Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10)

§ 150.10 ADOPTION OF INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

The International Residential Code For One and Two Family Dwellings, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the One and Two Family Dwelling Code of the City of Oakbrook Terrace to address the design and construction of one and two family dwellings and townhouses as therein provided; and each and all of the regulations,

provisions, penalties, conditions, and terms of the International Residential Code For One and Two Family Dwellings, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.11 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.11 LOCAL AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

The One and Two Family Dwelling Code adopted in § 150.10 of this chapter is hereby amended as follows:

(A) Sec. R101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the "One and Two Family Dwelling Code of the City of Oakbrook Terrace, Illinois," hereinafter referred to as "this code."

(B) Sec. R103 (DEPARTMENT OF BUILDING SAFETY) is deleted and the following is substituted:

SECTION R103 BUILDING AND ZONING ADMINISTRATOR

103.1 Building and Zoning Administrator. The building and zoning administrator, and such assistants to whom the building and zoning administrator has delegated authority, shall be the building official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. R105.3.1.1 (Determination of substantially improved or substantially damaged existing buildings in flood hazard areas) is deleted without substitution.

(D) Sec. R108.2 (Schedule of permit fees) is deleted and the following is substituted:

The fee for work performed hereunder shall be paid as required in accordance with Chapter 154 of the city's code of ordinances.

(E) Sec. R108.5 (Refunds) is deleted without substitution.

(F) Sec. R113.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(G) Sec. R112 (BOARD OF APPEALS) is deleted without substitution.

(H) Sec. 110.3 (CERTIFICATE ISSUED) is deleted and the following is substituted:

110.3 Certificate issued. The building official shall inspect the building or structure and shall issue a certificate of occupancy if the following conditions are met:

1. The building official finds no violations of the provisions of this code or other laws that are enforced by the department of building and zoning;
2. For new buildings or additions to existing buildings, confirmation of building height from the city's building and zoning department or from a licensed architect or structural engineer;
3. For new buildings or additions to existing buildings, an as-built topographical survey; and
4. For new buildings or additions to existing buildings, an as-built site plan.

Such certificate of occupancy shall contain the following:

1. The building permit number;
2. The address of the structure;
3. The name and address of the owner;

4. A description of that portion of the structure for which the certificate is issued;

5. A statement that the required portion of the structure has been inspected and that all required documentation has been reviewed for compliance with the requirements of this code;

6. The name of the building official;

7. The edition of the code under which the permit was issued;

8. If an automatic sprinkler is provided; and

9. Any special stipulations and conditions of the building permit.

(I) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "BUILDING OFFICIAL" and substituting the following:

The employee designated as the building official in Sec. 103 of this code.

(J) Section R306 (Sanitation) is amended by adding a new Section R306.5 as follows:

R306.5 Toilet facilities. Toilet facilities shall be provided for construction workers at every one-and two-family residential construction site no later than after the completion of the foundation excavation. Such facilities shall be maintained in a sanitary condition, and non-sewer types of toilet facilities shall conform to ANSI 4.3 (2005). Portable toilet facilities shall be staked to the ground in opposite corners to avoid the unit being tipped over by wind or vandals and shall not be located or stored on public property. Portable toilet facilities may be located in the front yard of the private construction site, but shall be located away from any sidewalks, and as close to the front wall of the principal structure as practical. A portable toilet shall remain in place until a temporary occupancy permit is issued. Improperly placed portable toilets may be cause for a "stop work" order, which shall not be lifted until the portable toilet has been moved to a satisfactory location as required herein.

(K) Sec. R313.2 (One- and two-family dwellings automatic fire systems) is deleted without substitution.

(L) Sec. R403.1.7.3 (Foundation elevation) is deleted and the following is substituted:

R403.1.7.3 Top of foundation and finished floor elevations and site grades.

R403.1.7.3.1 Definitions.

1. Elevation. The numerical difference in vertical height above or below a given vertical datum.
2. Top of foundation (TOF). The elevation of the top of the foundation of a given building.
3. Finish floor elevation (FFE). The elevation of the top of the first finished floor of a given building.
4. Site grade (slope). The rise and fall in the surface elevation of the ground over a given horizontal distance, which can be expressed either as a percent (i.e. two feet (2') vertical over one hundred feet (100') horizontal — two percent (2%), or as a ratio (i.e. 50H:1V) of the change in horizontal length to the change in vertical height.

R403.1.7.3.2 Determination and approval of elevations.

1. The owner of property to be developed in the R-1 and R-2 zoning districts in the city shall provide a topographic survey depicting the undeveloped topography, at a minimum one-foot (1') contour, which shall be prepared, signed and certified by a Registered Illinois Land Surveyor or a Registered Illinois Professional Engineer, and tied to a benchmark recognized by the city.
2. The owner of property to be developed in the R-1 and R-2 zoning districts in the city shall provide a site engineering plan depicting the proposed topography, at a minimum one-foot (1') contour, the top of foundation elevation, and the finished floor elevation which shall be prepared, signed and certified by a Registered Illinois Land Surveyor or a Registered Illinois Professional Engineer, and tied to a benchmark recognized by the city.

3. The TOF elevation and adjacent site grade shall provide for positive surface drainage away from the building, and shall be determined based on the following guidelines:
 - a. TOF elevation shall be no more than twelve inches (12") above the elevation of the top of shoulder or back of curb as measured opposite the center of the proposed building; and
 - b. TOF elevation shall be no more than fifteen inches (15") above the rim elevation of a public drainage structure providing a drainage outlet for the lot in the public right-of-way; and
 - c. TOF elevation shall be no more than six inches (6") above the average of the TOF elevations on the adjacent lots; or
 - d. TOF elevation may be otherwise determined in the judgment of the city engineer based on the topography of any sloping lot, potential conflicts with Chapter 152 of this Code with respect to development on the lot, or specific and unique features of a particular lot that require the exercise of professional discretion.
 - e. Side yard swales shall direct surface runoff away from all adjacent buildings and shall have a minimum slope of one and one-half percent (1-1/2%) to the drainage outlet for the lot.
 - f. Landscape walls or retaining walls, as defined in § 156.004 of the city's code, shall be allowed as a means to comply with the site grading requirements provided for herein.
4. The FFE of the first above-ground level of a building shall be no more than two feet (2') above the TOF elevation for the building; provided that when the FFE is more than one and one-half feet (1-1/2') above the TOF elevation, the differential shall be masked on the exterior of the

building through the use of dropped siding, a brick ledge or other building construction technique approved by the zoning administrator and city engineer.

5. The elevation of the ground surface along the perimeter of the building shall be set at least four inches (4") below the TOF elevation, and shall slope away at a minimum slope of one and one-half percent (1-1/2%) or 66.7:1), and a maximum slope of twenty-five percent (25%) or 4:1 to the lot lines.
6. The zoning administrator and city engineer will review and approve the proposed TOF elevation, FFE elevation and site grades for all development.

(M) Sec. R903.4 (Roof Drainage) is amended by adding a new Subsection 903.4.2 as follows:

R903.4.2 Gutters and Downspouts. Gutters and downspouts shall be installed to provide roof drainage for all new single-family residences and any garages attached thereto, new townhouses, new residential additions of whatever size, and new detached garages.

(N) Chapter 22 (SPECIAL PIPING AND STORAGE SYSTEMS) is deleted without substitution.

(O) Part VII (Plumbing) is deleted in its entirety, without substitution.

(P) In Part VIII (Electrical), Chapter 34 (GENERAL REQUIREMENTS), Chapter 36 (SERVICE), Chapter 37 (BRANCH CIRCUIT AND FEEDER REQUIREMENTS), Chapter 38 (WIRING METHODS), Chapter 39 (POWER AND LIGHTING DISTRIBUTION), Chapter 40 (DEVICES AND LUMINAIRES), Chapter 41 (APPLIANCE INSTALLATION), Chapter 42 (SWIMMING POOLS), and Chapter 43 (CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER LIMITED CIRCUITS) are deleted without substitution.

(Q) The following are for reference only:

Appendix H (PATIO COVERS); provided that Section AH106 (Footings) is deleted and the following is substituted:

In areas with a frostline depth of zero as specified in Table R301.2(1), a patio cover shall be permitted to be supported on a slab on

grade without footings, provided that an eight-inch (8") thick trench is constructed at a depth of forty-two inches (42").

Appendix I (PRIVATE SEWAGE DISPOSAL).

Appendix J (Existing Building and Structures).

Appendix K (Sound Transmission).

(R) Sec. R404.1.5.3 is deleted and the following is substituted:

Trench foundations are acceptable for one story frame construction only. Concrete piers are acceptable for open porches and decks only (and not acceptable for screen porches or three-season rooms).

(S) Sec. R404.2 is deleted and the following is substituted:

Wood foundations shall not be permitted.

(T) Table R302.1 (Exterior Walls) is deleted without substitution.

(Ord. 05-20, passed 9-13-05; Am. Ord. 07-02, passed 5-22-07; Am. Ord. 08-39, passed 11-11-08; Am. Ord. 09-3, passed 5-26-09; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 10-27, passed 11-9-10; Am. Ord. 12-7, passed 2-14-12)

§ 150.12 ADOPTION OF EXISTING BUILDING CODE.

The International Existing Building Code, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of Oakbrook Terrace to address repair, alteration, addition or change of occupancy in existing buildings as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Existing Building Code, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.13 hereof. (Ord. 09-48, passed 3-23-10)

§ 150.13 LOCAL AMENDMENTS TO THE EXISTING BUILDING CODE.

The Existing Building Code adopted in § 150.12 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Existing Building Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code".

(B) Sec. 103 (DEPARTMENT OF BUILDING SAFETY) is deleted and the following is substituted:

**SECTION 103
BUILDING AND ZONING ADMINISTRATOR**

103.1 Building and Zoning Administrator.
The building and zoning administrator, and such assistants to whom the building and zoning administrator has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) The Subsection entitled "Building" in Sec. 105.2 (Work exempt from permit) is amended by deleting subparagraph (1) without substitution.

(D) The Subsection entitled "Electrical" in Sec. 105.2 (Work exempt from permit) is deleted and the following is substituted:

The 2008 National Electrical Code shall be the standard for all electrical work under this code.

(E) The Subsection entitled "Plumbing" in Sec. 105.2 (Work exempt from permit) is deleted and the following is substituted:

The 2004 State of Illinois Plumbing Code shall be the standard for all plumbing work under this code.

(F) Sec. 108.2 (Schedule of permit fees) is deleted and the following is substituted:

The fee for work performed hereunder shall be paid as required in accordance with Chapter 154 of the city's code of ordinances.

(G) Sec. 108.6 (Refunds) is deleted without substitution.

(H) Sec. 112 (BOARD OF APPEALS) is deleted without substitution.

(I) Sec. 113.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(J) Sec. 509 (ELECTRICAL) is deleted and the following is substituted:

The 2008 National Electrical Code, with local amendments, shall be the standard for all electrical work under this code.

(K) Sec. 509 (PLUMBING) is deleted and the following is substituted:

The 2004 State of Illinois Plumbing Code, with local amendments, shall be the standard for all plumbing work under this code.

(L) Sec. 708 (ELECTRICAL) is deleted and the following is substituted:

The 2008 National Electrical Code, with local amendments, shall be the standard for all electrical work under this code.

(M) Sec. 710 (PLUMBING) is deleted and the following is substituted:

The 2004 State of Illinois Plumbing Code, with local amendments, shall be the standard for all plumbing work under this code.

(N) Sec. 908 (ELECTRICAL) is deleted and the following is substituted:

The 2008 National Electrical Code, with local amendments, shall be the standard for all electrical work under this code.

(O) Sec. 910 (PLUMBING) is deleted and the following is substituted:

The 2004 State of Illinois Plumbing Code, with local amendments, shall be the standard for all plumbing work under this code.

(P) Sec. 1401.5 (Facilities required) is deleted and the following is substituted:

1401.5 Toilet facilities required. Toilet facilities shall be provided for construction workers at every residential construction site no later than the commencement of construction. Such facilities shall be maintained in a sanitary condition, and non-sewer types of toilet facilities shall conform to ANSI 4.3 (2005). Portable toilet facilities shall be staked to the ground in opposite corners to avoid the unit being tipped over by wind or vandals and shall not be located or stored on public property. Portable toilet facilities may be located in the front yard of the private construction site, but shall be located away from any sidewalks, and as close to the front wall of the principal structure as practical. A portable toilet shall remain in place until a temporary occupancy permit is issued. Improperly placed portable toilets may be cause for a "stop work" order, which shall not be lifted until the portable toilet has been moved to a satisfactory location as required herein.

(Ord. 05-20, passed 9-13-05; Am. Ord. 09-3, passed 5-26-09; Am. Ord. 09-48, passed 3-23-10)

§ 150.14 ADOPTION OF FIRE CODE.

The International Fire Code, 2009 Edition, as published by the International Code Council, Inc., is hereby adopted as the Fire Code of the City of Oakbrook Terrace for the city's regulations governing the safeguard of lives and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the city; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Fire Code, 2009 Edition, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for certain local amendments thereto, as set forth in §150.15 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.15 LOCAL AMENDMENTS TO THE FIRE CODE.

The Fire Code adopted in § 150.14 of this chapter is hereby amended as follows:

(A) Section 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Fire Code of the City of Oakbrook Terrace and are hereinafter referred to as the "Fire Code."

(B) Section 103.1 (General) is deleted and the following is substituted:

The bureau of fire prevention is a subdivision or agency of a fire district, or jurisdiction that is responsible for fire prevention duties, including, but not limited to, code enforcement, conduct of fire inspections, public education, fire investigations, the keeping of records, and any other activity that may have as its ultimate purpose, the prevention of fire and the reduction of life and property loss from fire and explosion within the boundaries of either the York Center Fire Protection District or the Oakbrook Terrace Fire Protection District as they may have jurisdiction within the city. This subdivision or agency may be known as the Fire Prevention Bureau, Bureau of Fire Prevention, or other such similar names.

(C) Section 103.2 (Appointment) is deleted and the following is substituted:

The person in general charge of the bureau of fire prevention shall be appointed by the board of trustees of each fire protection district with jurisdiction in the city, with the advice of the fire chief of each respective district.

(D) 103.3 (Deputies) is deleted and the following is substituted:

The fire chiefs of the respective fire protection districts with jurisdiction in the city may detail such members of the district as fire inspectors or code enforcement officials as shall, from time to time, be necessary and may employ those with special technical expertise as necessary.

(E) Section 104.1 (General) is deleted and the following is substituted:

Oakbrook Terrace - Land Usage

The bureaus of fire prevention of each fire protection district with jurisdiction in the city, which are hereby established and which shall be operated under the supervision of the fire chief of each respective district, shall enforce the city's fire code. The fire code official shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

(F) 104.8 (Modifications) is deleted and the following is substituted:

The respective bureau of fire prevention of each fire protection district with jurisdiction in the city shall have the power to modify any provisions of this code 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 this code, provided that the spirit of the code shall be observed, public safety is secured, and substantial justice is done. The particulars of such modifications when granted or allowed and the decision of the bureau of fire prevention shall be entered upon the records of the respective districts, and a signed copy shall be furnished to the applicant and the city.

(G) Section 105.1.1 (Permits required) is deleted and the following is substituted:

All new buildings including single family housing are required to have a certificate of occupancy issued by the building department of the city for incorporated areas, which verifies that the building meets the requirements of the code. No certificate of occupancy shall be issued unless the building is in conformance with the requirements of this code. The certificate of occupancy shall be required for all existing buildings and for new buildings under construction.

(H) Section 105.1.2 (Types of permits) is deleted without substitution.

(I) Section 105.2 (Application) is deleted and the following is substituted:

Application for required certificates of occupancy in the city shall be made to the building and zoning administrator. The city shall determine criteria, limitations and duration of permits and shall not issue a certificate of occupancy until all requirements are met. The city agrees to notify the bureau of fire prevention of the affected fire protection district when such a certificate is issued.

(J) Section 105.3.3 (Occupancy prohibited before approval) is deleted and the following is substituted:

Certificates of occupancy shall be required for buildings which change use, and building permits shall be required for buildings that are added to, remodeled or altered.

(K) Section 105.3.5 (Posting the permit) is deleted and the following is substituted:

After final inspection is completed by the bureau of fire prevention for any building located within the city, a certificate of occupancy will be issued by the city's building and zoning department. A certificate of occupancy must be obtained before a tenant or owner can occupy and operate any business. In addition, a copy of the certificate must be kept on file at the place of business. For buildings located within the city, a notice of approval of final inspection will be supplied to the city's building and zoning department.

(L) Section 105.4.1 (Submittals) is deleted and the following is substituted:

Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the code official. All buildings except single family housing are also required to complete an application for building/life safety review at the fire station at the time prints are submitted for review. All fire protection plans shall be reviewed and approved by the bureau of fire prevention before construction starts.

(M) Section 105.1.1 (Permits required) is amended by adding the following new subsection:

105.1.1.1 Plan review fees. The plan review fees applicable to this code shall be as provided in Chapter 154 of the city's code of ordinances. Each of the fire protection districts with jurisdiction in the city has also adopted a schedule of plan review fees by ordinance,

(N) CHAPTER 105 (PERMITS) is amended by adding the following new section:

105.8 New materials, processes or occupancies. After giving affected persons notice and an opportunity to be heard, the code enforcement officer may determine and specify which new materials, processes or occupancies that shall require building permits, in addition to those specifically set forth and enumerated in sections 105.6 and 105.7 of this code. The code enforcement officer shall post such list in a conspicuous place in his or her office, and shall make copies available for distribution to interested persons.

(O) CHAPTER 106 (INSPECTIONS) is amended by adding the following new section:

306.5 Final inspection. All buildings, whether new construction, remodeled, redesigned or altered, must obtain a final occupancy inspection from the bureau of fire prevention of the affected fire protection district when work is completed. Final occupancy inspections must be scheduled no less than seventy-two (72) hours in advance of the inspection. The failure to receive a final occupancy inspection and receive a certificate of occupancy is a violation of this code.

(P) Section 108.1 (Board of appeals established) is deleted and the following is substituted:

The city has not established a board of appeals for alleged violations of the code. When a code enforcement officer of a district shall deny an application, or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the code enforcement officer to the applicable district's board of trustees within fifteen (15) days from the date of the decision appealed. The respective boards of trustees, acting as a

board of appeals, may adopt rules of procedure for conducting their business and shall render all decisions and findings in writing to the appealing party with duplicate copies tendered to the code enforcement officer and the city's building department.

(Q) Section 109.1 (Unlawful acts) is deleted and the following is substituted:

Any person, firm or corporation who either knowingly or unknowingly violates any provisions of this code, or fails to comply with any order made hereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved hereunder, or without first obtaining any certificate or permit issued hereunder, shall be in violation of this code and subject to penalties for the violations.

(R) Section 109.2 (Notice of violation) is deleted and the following is substituted:

If, while performing an inspection, the code enforcement officer comes upon a non-life safety hazard, the owner or occupant will receive a copy of the inspection report with the violation(s) listed. The owner or occupant shall have thirty (30) days thereafter in which to correct these violation(s). A re-inspection will occur after the thirty (30) days, and if the violation(s) are still not corrected, a violation notice shall be given to the owner or occupant. The owner or occupant shall then have fifteen (15) days to correct the violation(s). If, after the fifteen (15) day period, the violation(s) have still not been corrected, a violation ticket will be issued. The owner or occupant shall have seventy-two (72) hours thereafter to correct the violation(s). If the violation is not corrected, the code enforcement officer shall direct the issuance of a non-traffic arrest ticket requiring a court appearance and subjecting the owner or occupant to fines and other penalties.

(S) Sec. 109.3 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, a fire official, or of a permit or

certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred and fifty dollars (\$750), and each day a violation continues shall be considered a separate offense.

(T) CHAPTER 109 (VIOLATIONS) is amended by adding the following new sections:

109.4 Life safety violations. If the code enforcement officer identifies a life safety violation, such violation shall be immediately cited and shall be remedied while the code enforcement officer is still on site. The owner or occupant on the premises at which any life safety violation has been identified shall automatically be issued a violation ticket. If a life safety violation is not immediately corrected, the code enforcement officer may declare the building unsafe pursuant to section 110 of this code, or issue a stop work order pursuant to section 111 of this code, until all life safety violations have been fully remedied.

109.5 Continuing duty to remedy. The issuance of a penalty for a code violation shall not excuse the violation, and the owner or occupant on the premises shall not permit the violation to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable amount of time. When not otherwise specified, each day that the prohibited code violations continue shall constitute a separate offense under this code.

(U) Section 110.2 (Evacuation) is deleted and the following is substituted:

When, in the opinion of the code enforcement officer, there is actual and immediate danger because of hazardous conditions which endanger life or may cause adverse effects upon adjoining properties, the code enforcement officer may order the building immediately evacuated and cause remedial action as necessary. Violation tickets will be issued on site. The cost of any remedial action shall be borne by the owner of the premises. Persons notified to evacuate the building shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the code enforcement officer or his designee.

(V) The definitions of APPROVED, FIRE OFFICIAL and PUBLIC WAY are deleted from

SECTION 202 (GENERAL DEFINITIONS) and the following definitions are substituted:

APPROVED. A circumstance in which specific equipment, an installation or a procedure has been deemed acceptable to the Authority Having Jurisdiction.

FIRE CODE OFFICIAL or CODE ENFORCEMENT OFFICER. Any authorized individual assigned by a fire district to serve in an inspectional and fire prevention role within a bureau of fire prevention.

PUBLIC ROADWAY. A public street right-of-way or public access easement.

(W) SECTION 202 (GENERAL DEFINITIONS) is amended by adding the following additional definitions:

ADOPTING PARTIES. The city and both districts.

AUTHORITY HAVING JURISDICTION. The organization, officer, or individual responsible for approval of specific equipment, an installation or a procedure.

BUREAU OF FIRE PREVENTION. The bureau of fire prevention of the respective districts.

CITY. The City of Oakbrook Terrace, DuPage County, Illinois.

CORPORATION COUNSEL. The attorneys for the City of Oakbrook Terrace, the York Center Fire Protection District and the Oakbrook Terrace Fire Protection District, respectively.

COUNTY. DuPage County, Illinois

DISTRICTS. The York Center Fire Protection District, DuPage County, Illinois, and the Oakbrook Terrace Fire Protection District, DuPage County, Illinois.

FIRE PREVENTION CODE or CODE. The city's fire code, as adopted in § 150.14 of the city's code of ordinances.

HIGH RISE BUILDING. Any building that is greater than fifty feet (50') in height from the lowest area of fire equipment set-up or personnel entry.

LIFE SAFETY VIOLATION. A code violation that constitutes a clear and inimical threat to human life, safety or public health.

PRIVATE ROADWAY. A private street, road, parking lot, traffic lane or access drive.

PROSECUTING COUNSEL. The city prosecutor for the City of Oakbrook Terrace.

SPECIAL PERMIT. A permit issued by a district associated to uses permitted for a short period of time.

VIOLATION NOTICE. The form used by city or a district in issuing a violation warning.

ISOLATION TICKET. The form used by the city or a district in issuing a written notice prescribing penalties for specified code violations.

(X) Section 304.3 (Containers) is amended by adding the following new subsection:

304.3.5 Packing materials. Wherever and whenever stock is dispensed directly from a shipping container and combustible material is used as a protective packing, such packing material shall be removed from the container and taken care of by removing to the outside in closed containers. Such containers shall be kept closed at all times except when removing stock therefrom.

(Y) SECTION 304 (COMBUSTIBLE WASTE MATERIAL) is amended by adding the following new section:

304.4 Removal of packing and waste materials. No person shall store, in any building, excess amounts of combustible empty packing cases, wooden or plastic pallets, rubbish, paper bags, barrels, boxes, rubber tires, shavings, excelsior, litter, hay, straw and similar combustibles. Aisle-ways and storage of the above mentioned combustibles necessary for the performance of the business shall be kept in an orderly and neat manner. Combustible materials shall be removed daily or more often as is necessary to suitable vaults, bins, dumpsters, compactors or separate buildings. The fire code official shall approve such practices.

(Z) Section 503.1.1 (Buildings and facilities) is deleted and the following is substituted:

Public or private access shall be provided to each building so that the first responding fire department apparatus will be able to be so located that all points of the interior of the building may be reached by one hundred and fifty feet (150') of initial fire attack hose as measured by an approved route around the exterior of the building. Access routes shall be so arranged that fire department apparatus may respond from all points for the building to adjacent fire hydrants along routes not to exceed three hundred feet (300') from the most remote point of the building to the closest fire hydrant. Access routes shall be continuous around the entire building, but the district fire chief or his designee may modify this requirement where adequate building access openings and a complete fire suppression system are provided.

EXCEPTION: Where the size or height of the building does not allow this regulation to be met, an interior standpipe system equipped with fire department hose connections approved by the fire district may be allowed as an exception. The standpipe system must be connected to a public water system. Design and installation of the standpipe system shall meet the design criteria for Class I and III Systems as set forth in NFPA 14.

(AA) Section 503.2.1 (Dimensions) is deleted and the following is substituted:

Public or private access for motor fire apparatus shall be provided around the building so that there may be proper operation of ladders and mechanically elevated mechanisms. The minimum width of the fire lane shall be twenty feet (20') with greater widths to accommodate vehicles when turning and laddering buildings.

(AB) Section 503.2.3 (Surface) is deleted and the following is substituted:

Public or private fire department access roads and ways shall be suitable for all weather conditions, and be properly maintained and accessible at all times. Such access roads and ways shall be a minimum six inches (6") of granular stone surfaced by at least two inches (2") of bituminous asphalt material or other such construction material acceptable to the fire code official.

(AC) Section 503.2.4 (Turning radius) is deleted and the following is substituted:

Public access for turning radius for fire apparatus shall be no less than forty feet (40') in width.

(AD) Section 503.2 (Specifications) is amended by adding the following additional subsection:

503.2.9 Distance from building. Access roads shall not be less than fifteen feet (15') from the building and must be farther if a greater setback is required to properly ladder the building.

(AE) 503.3 (Marking) is deleted and the following is substituted:

Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Permanent all-weather signs identifying fire lanes and access ways shall be painted and posted by owner of the property, and curbs along the fire lane and access ways shall be painted yellow with black lettering stating "No Parking Fire Lane."

(AF) Section 503.3 (Markings) is amended by adding the following new subsection:

503.3.1 Fire lanes. Fire lanes on private property within the city shall be jointly approved by the police chief and fire chief, or their respective designees. The owners or operators of any public or private building located within a district will execute a "Fire Lane No Parking" contract with the city.

(AG) Section 503.4 (Obstruction of fire apparatus access roads) is deleted and the following is substituted:

The parking of motor vehicles obstructing fire lanes or access routes shall be prohibited at all times. The roadway shall not have any obstructions less than thirteen feet six inches (13' 6") above the roadway.

(AH) Section 503.6 (Security gates) is deleted and the following is substituted:

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. All fence gates with padlocks or electric switches shall be capable of being opened with the Knox Box key used by the districts.

(AI) SECTION 503 (FIRE APPARATUS ACCESS ROADS) is amended by adding the following new section:

503.7 Cul-de-sac access. Where cul-de-sacs are permitted, they shall not be less than ninety feet (90') in diameter. The maximum length of the cul-de-sacs shall be one hundred feet (100') for other than residential construction. Residential construction shall be in accordance with the city's subdivision ordinance.

(AJ) Section 505.1 (Address identification) is deleted and the following is substituted:

All commercial and residential occupancies within the corporate limits of a district shall provide permanent all weather signage indication the fixed property address assigned to the property. Lettering shall be six inches (6") in height and shall contrast in color with the background color of the signage. The numbers must be positioned so that they are plainly visible from the street or roadway fronting the property.

(AK) Section 506.1 (Where required) is deleted and the following is substituted:

The fire chief shall require all new construction, remodel, redesign or alterations to a building to be equipped with an approved fire alarm system that consists of smoke and/or heat detection devices, and all buildings required to be equipped with a complete sprinkler system, along with emergency back-up generator, shall have an approved key box system: "Knox Box." The purpose of the rapid entry key system is to allow the fire department to gain immediate access to a building in emergency situations without forcible entry.

(AL) SECTION 506 (KEY BOXES) is amended by adding the following new sections:

506.3 Approval. The installation and location shall be approved by the bureau of fire prevention. The installation of the Knox Box shall be installed five feet (5') above the finished floor where applicable.

506.4 Contents of Knox Box. The approved Knox Box shall contain keys to gain necessary access as required by the fire department.

506.5 Knox Box alarms. The Knox Box shall be installed with a tamper switch. This switch shall be connected into the fire alarm panel of the building and be zoned separately on the panel and transmit a trouble signal to the fire alarm panel.

(AM) Section 507.1 (Required water supply) is amended by adding the following new subsections:

507.1.1 Water supply—quantity. A flow rate of not less than one thousand gallons per minute (1000 GPM) shall be provided. The quantity of the water supply shall be proportionate with the hazards therein:

1. Town/Row or Cluster Housing - 1500 to 2000 GPM.
2. Apartment Type Construction - 3000 to 4000 GPM.
3. Industrial Type Development -3000 to 5000 GPM.
4. Research and Development Laboratories - 3000 to 4000 GPM.
5. Business and Commercial Areas - 3000 to 4500 GPM.
6. Mercantile Centers - 3000 to 6000 GPM.
7. Exceptions:
 - a. Higher flows may be required where more hazardous uses, manufacturing or storage are involved, The bureau of fire prevention shall determine when higher water flow is required.
 - b. One story buildings of fewer than 2,000 square feet (gross) in area are exempt.
 - c. Detached single-family residential units are exempt.

507.1.2 Water supply - duration and pressure. Water supplies shall be available for not less than one hour in duration. Water supplies shall provide the required flow at no less than 20-psi residual pressure.

507.1.3 Limited capacity water supply. Buildings except use groups H or I less than twelve thousand (12,000) square feet in area (gross) may be serviced by an automatic water supply of limited capacity when approved by the bureau of fire prevention.

(AN) [Reserved.]

(AO) CHAPTER 5 (FIRE SERVICE FEATURES) is amended by adding a new section as follows:

SECTION 511 ELEVATORS

511.1 Elevator car requirements. On all new construction, remodel, redesign or alterations to a building which have passenger or freight elevator access, the bureau of fire prevention is requiring that one elevator must accommodate an ambulance stretcher of at least ninety-six inches (96").

(AP) Section 604.1 (Installation) is amended by adding the following new subsection:

604.1.2 Backup power supply requirements. When the regular power supply to a building is interrupted, a back-up power source must be provided to restore the power to the fire alarm and suppression system, emergency lighting in stairwells, lighting in hallways, office areas and garages. This power source must maintain a continuous power supply to the building for minimum of seventy-two (72) hours or until the power is restored to the building.

(AQ) Section 604.4 (Operational inspection and testing) is deleted and the following is substituted:

Emergency power systems, including all appurtenant components shall be inspected and tested under load in accordance with NFPA 110 and NFPA 111. Emergency generators providing power to life safety systems and equipment shall be exercised on a weekly basis. Two (2) of these operational tests shall be classified as a full load test and shall be conducted semi-annually. Documentation of each full load test must be maintained by the property owner/manager for review by the code enforcement officer.

(AR) Section 607.1 (Emergency operations) is amended by adding the following new subsection:

607.1.1 Elevator call recall. The elevator must accommodate a minimum of three persons and equipment. AH buildings over three (3) stories in height, on any type of fire alarm (pull stations, heat, and smoke detectors) shall recall to the first floor unless the activation is on the first floor, then the recall shall be to the floor above.

(AS) SECTION 703 (FIRE-RESISTANCE RATED CONSTRUCTION) is amended by adding the following new section:

703.5 Hazardous areas. Rooms used for storage, boiler or furnace rooms, fuel storage, janitor closets, maintenance shops and kitchens shall be separated from other building areas by assemblies having a fire resistance rating not less than one (1) hour with appropriate protection of openings into the rooms.

(AT) Section 903.2 (Where required) is amended as follows:

- (1) Sections 903.2.1 through 903.2.10 are deleted and the following is substituted as Section 903.2:

903.2 Where required. Approved automatic fire suppression systems shall be required as follows:

1. In any new building that is two (2) stories in height or thirty-five feet (35') in height, whichever is lower, except single-family detached residential use buildings.
2. In any new Assembly use (Use Group A).
3. In any new Transient Residential use (Use Group R-1).
4. In any new Multi family use (Use Group R-2).
5. In any duplexes (two (2)-flats) and town houses, and any R-3 residential uses.
6. In any new Residential Care/Assisted Living Facility use (Use Group R-4).
7. In any new Business use (Use Group B).

8. In any new Educational use (Use Group E).
9. In any new Factories use (Use Group F).
10. In any new High Hazard use (Use Group H).
11. In any new Institutional use (Use Group I).
12. In any new Mercantile use (Use Group M).
13. In any new Storage use (Use Group S).
14. In any new Utility and Miscellaneous uses (Use Group U).
15. In any modified, altered or additional space within any existing building or structure that is increased in area by more than fifty percent (50%) for all use groups, except single family detached residential use buildings.
16. In any building or structure over five thousand (5,000) square feet that has a change in use, except when the use is changed to a single-family detached residential use building.

- (2) Section 903.2.11.1.3 (Basements) is deleted and the following is substituted:

Where any portion of a basement is located more than seventy-five feet (75') (22860 mm) from openings required by Section 903.2.11.1, or if the basement area exceeds two thousand (2,000) square feet, the basement shall be equipped throughout with an approved automatic sprinkler system.

- (3) Section 903.2.11.3 is deleted without substitution.
- (4) Section 903.2.11 (Specific building areas and hazards) is amended by adding a new Subsection 903.2.11.7, as follows:

903.2.11.7 Glass openings (in a rated wall). Any opening that has a glass panel, including but not limited to sidelights, windows, glass doors, and/or similar openings, shall be protected by a specifically designed automatic sprinkler system. The sprinkler system shall include automatic sprinkler heads installed no further than eighteen inches (18) from the surface of the glass, and installed at six feet (6)

on center horizontally on both sides of the glass. The sprinkler system shall completely wet the entire surface of the glass when activated.

(AU) SECTION 903 (AUTOMATIC SPRINKLER SYSTEMS) is amended by adding the following new section:

903.7 Additional sprinkler requirements.

1. Property owners must provide a minimum of 10% or 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.
2. In multiple story buildings, the property owner must provide floor control valves with water flow switches and tamper switches for each floor in accordance with the city's fire code, section 903.4.3.
3. On each drawing, the owner must provide a copy of the hydraulic nameplate by each hydraulically calculated area.
4. The appendices of all NFPA standards are to be considered to be part of each standard and are considered a mandatory portion of the standard.
5. Fire sprinkler system; fire pump test header:
 - a. Provide an OS&Y control valve on all fire pump test headers.
 - b. Provide an outside test header on fire pump installations.
6. Provide sprinkler protection in all rooms and areas, except that, in accordance with the city's building code, section 903.3.1.2, where allowed in buildings of Group R, up to and including four (4) stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R, except in bathrooms with an area of fifty-five (55) square feet or less, or in closets with an area of twenty-four (24) square feet or less and a width of less than three feet (3').
7. Provide an outside and or inside access door to the sprinkler riser valve room and fire pump room.
8. Provide a minimum two (2) hour fire separation sprinkler valve room and/or fire pump room.
9. Provide a check valve in each sprinkler riser.
10. All offices, assemblies, and residential buildings and areas shall be provided with residential and/or quick response sprinklers.
11. Kitchen hood suppression systems: All kitchen hood suppression systems shall be connected to the building fire alarm system. This shall be on a separate zone.
12. Redesign and remodeling: In all buildings where change of occupancy, redesign or remodel occurs, the sprinkler system must also comply. When half or more of the space in a building is being changed or modified, or an addition or relocation of twenty-five (25) or more sprinkler heads occurs, a hydrostatic test must be done. All nonconforming piping must be removed and brought up to current standard. The use of plastic piping is not allowed in any sprinkler systems in any building in the district at this time. (Except for residential occupancies four (4) stories in height or less, single family residences and townhouses).
13. All closets shall be protected with at least one head.

(AV) Section 905.2 (Installation standard) is deleted and the following is substituted:

Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with district hose threads. The location of district hose connections shall be approved. In buildings used for high-piled combustible storage, fire protection shall be in accordance with chapter 23. Standpipe systems in connection with and approved hydraulically calculated sprinkler systems shall maintain a minimum often percent (10%) or ten (10) psi pressure cushion (whichever is greater) between the seasonal low water supply and the total standpipe demand.

(AW) Section 905.3.1 (Height) is deleted and the following is substituted:

Standpipe systems shall be installed in accordance with this section and the following:

1. Building height: Standpipe systems shall be installed throughout all buildings that are two (2) or more stories in height or when there is more than one (1) story above the highest level of fire department vehicle access or when the floor level of the highest story is located more than thirty feet (30') above the highest level of fire department access.
2. All attached open parking structures shall be provided with an automatic wet or automatic dry standpipe system.
3. Warehouse storage hose valves; In all warehouse storage areas, where storage exceeds a height of twelve feet (12'), the property owner must provide inside 2-1/2" fire hose valves with 1-1/2" reducers to the 1-1/2" connection. The property owner must locate the valves at each door entrance to the warehouse and/or storage area, and must further provide additional 2-1/2" fire hose valves so that no portion of the warehouse and/or storage area is more than one hundred and twenty feet (120') maximum travel distance to a fire hose valve. The property owner must show the location of all obstructions and/or racks on the drawing. The property owner must also maintain a separate riser piping system hydraulically calculated for a minimum of 250 GPM at 75 psi to the most hydraulically remote fire hose valve.

(AX) Section 905.3.3 (Covered mall buildings) is deleted and the following is substituted:

Standpipe systems shall be installed in all malls. All mall standpipe systems shall be off a separate independent riser with control valve, water flow device, and all related trim.

(AY) Section 905.10 (During construction) is deleted and the following is substituted:

Standpipe systems required during construction and demolition operations shall be provided in accordance with section 1413. Standpipes shall be required for buildings

under construction or demolition and may be temporary or permanent in nature, with or without a water supply, provided however, that such standpipes shall remain in service until completion of the work. The standpipe systems will be carried up with each floor and shall be installed and ready for use as each floor progresses. Standpipes shall not be more than one floor below the highest floor for staging.

(AZ) Section 907.2 (Where required - new buildings and structures) is deleted and the following is substituted:

An approved manual, automatic or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance with section 903.3.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

An approved automatic fire detection system shall be designed and installed in accordance with the provisions of this code and NFPA 72(s), Installation, Maintenance and Use of Protective Signaling Devices. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.3. 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 actuate a smoke detector.

Approval of AFAs: The automatic fire alarm systems shall be approved for the particular application and shall be used for detection and signaling in the event of fire.

Where required: The following are locations where a fire alarm system with automatic detection is required:

1. Residential uses: In buildings of use groups R-1, R-2, R-3 and R-4 as defined in the city's building code, where used as hotels, motels, lodging homes, dormitories, apartments, residential care/assisted living facilities and similar occupancies. All buildings having multiple mixed uses shall be equipped with an approved fire alarm system.

2. Assembly, educational and institutional use groups shall be equipped with an approved fire alarm system. This shall include assembly and educational uses with less than fifty (50) occupants.
3. Other uses: All other buildings one story and above in height and one story buildings over one thousand (1,000) square feet in area shall be equipped with an approved fire alarm system. Exception: R-3 and R-4 use groups.
4. All buildings in which any area shall be occupied by a single person(s) shall have installed an approved ADA horn/strobe and/or strobe as indicated by the fire prevention bureau. This includes but not limited to: offices, storage rooms, copy rooms, break rooms, restrooms, conference rooms, electrical rooms, file rooms, or where deemed necessary by the fire prevention bureau.

(BA) Section 907.2 (Where required - new buildings and structures) is amended by adding the following at the end:

A primary power supply source shall be provided for operation of the system under normal conditions. A secondary power supply for operation of the system shall be an approved storage battery or engine driven generator.

(BB) SECTION 907 (FIRE ALARM AND DETECTION SYSTEMS) is amended by adding the following new section:

907.10 Additional alarm system requirements. The following additional alarm system requirements shall be applicable:

1. Any type of detection device (smoke, heat, combination devices, extinguishing systems, fusible linkage devices) shall be monitored and terminate at the approved fire alarm panel.
2. All fire alarm systems shall be electrically supervised. All fire alarm systems shall terminate at DuComm (DuPage Communications, Fire Department Dispatch Center), unless an alternative location is expressly approved by the bureau of fire prevention. All such approved locations shall be U.L. listed

central stations. Additionally, the bureau of fire prevention shall have the authority to require that any fire alarm systems terminate at DuComm in the event that the structure is deemed to constitute a "target hazard."

3. All fire alarm systems shall be of the addressable type. No fire alarm shall be out of service for more than twenty-four (24) consecutive hours.
4. Alarm indicating audio/visual appliances or devices shall be provided, and shall be able to be seen and heard in all areas of every building. All devices must be in sync. All sprinklered buildings shall be provided with audio/visual devices that activate on water flow. Full building notification is required. Audio devices must register 75db. above ambient room noise. Strobe devices must register a minimum of 15 cd in a room size 20 x 20 (reference NFPA 72 table 7.5.4.1.1).
5. Automatic sprinklers. Where automatic sprinklers provide protection to an area, approved flow and tamper switches on all OS&Y valving must be supervised and interconnected to the fire alarm system.
6. Alerting devices. All alerting devices shall be ADA compliant and of an approved audio/visual type. All devices shall have a red base and read "FIRE" in white letters. All additional devices being installed must be compatible with the current fire alarm system in the building. If not, then no occupancy will be granted until all alerting devices work correctly within the entire building.
7. Outside alerting devices. All fire alarm and fire suppression systems shall have a weatherproofed outside alerting device of a type and at a location approved by the bureau of fire prevention. One weatherproof audio/visual device shall be located above the fire department Siamese connection.
8. Zones. Each floor of a building and each area over five thousand (5,000) square feet shall be separately zoned per floor. Each type of system/device (sprinkler, halon, pull stations, A/V devices, alarm, etc.) shall be zoned separately. Each

Oakbrook Terrace - Land Usage

sprinkler system need only be zoned per floor. Manual pulls, A/V, and detectors shall be on separate zones per floor.

9. All low-voltage wiring must be run in conduit. The use of XL thin wall pipe is not allowed.

(BC) 909 (Smoke control systems) is hereby amended by adding the following new subsection;

909.16.1.1 Additional requirements. The following additional requirements shall be applicable to all smoke control systems;

1. The mechanical/automatic smoke management system shall be installed in all buildings. These buildings shall have an adequate and/or return air source to allow the system to operate properly.
2. The smoke management system shall be designed to operate manually. It may also be designed to operate automatically.
3. The location and design of controls for the mechanical smoke management system, including the pressurization of areas of a building, shall be at the location approved by the bureau of fire prevention and shall be at an easily accessible location.
4. Warehouse/storage facilities' skylights shall be provided for manual smoke removal by the fire department. Skylight sizes shall be based on a 1 to 100 ratio.
5. For buildings less than twenty-five thousand (25,000) square feet in area, windows that can be opened may be used for smoke control and removal. Where applicable, skylights and hatches may be used.
6. For buildings over fifty feet (50') in height, interior access corridors, and stairs and exit ways shall be provided with positive pressure.
7. The pressurization system may operate continuously or be activated by the alarm signal of the fire alarm or fire suppression systems. Manual controls shall be provided. The stairwell pressurization requirements, as outlined by the city's building code, this code, and the NFPA shall be followed.

(BD) Section 913.2 (Protection against interruption of service) is deleted and the following is substituted:

The fire pump, driver and controller shall be protected, in accordance with NFPA 20, against possible interruption of service through damage cause by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions. A primary power source for operation of the system under normal conditions shall be provided. A secondary power source for operation of the system shall be an approved engine-driven generator or secondary electrical feed.

(BE) Section 1001.1 (General) is deleted and the following is substituted:

Buildings or portions thereof shall be provided with a means of egress system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof. The provisions of this chapter shall govern the maintenance and use of means of egress as provided in buildings and structures in accordance with NFPA 101 Life Safety Code 2003 Chapter 7, Annex A, current edition, and all provisions of this code. Sections 1003 through 1025 shall apply to new construction. Sections 1026 and 1027 shall apply to existing buildings.

Exception: Detached one- and two-family dwellings, and multiple single-family dwellings (townhouses) that are not more than three (3) stories above grade plane in height with a separate means of egress, and their accessory structures, shall comply with the city's one and two-family residential code.

(BF) Section 1006.3 (illumination emergency power) is deleted and the following is substituted:

Emergency power supplies from an independent, approved reliable source (battery or automatic starting generator) shall be provided in all class rooms, offices, restrooms, storage/copy areas, electrical closets, stairwells, corridors, access routes and other components and/or spaces over two thousand (2,000) square feet in area and/or for any room or spaces with accommodations for

five (5) or more people may gather. Emergency lighting must remain illuminated for 1 1/2 hours in the event of failure of normal lighting.

The emergency lighting system shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, such as any failure of the public utility or other outside electrical power supply; the opening of a circuit breaker or fuse; or any manual act(s) including accidental opening of a switch controlling normal lighting facilities.

Emergency generators providing power to emergency lighting systems shall be installed tested and maintained in accordance with NFPA 110, Standard for Emergency and Standby Power Systems.

(BG) Section 1006.3 (Illumination emergency power) is further amended by adding the following new subsections:

1006.3.1 Battery requirements. Battery-operated emergency lights shall use only reliable types of rechargeable batteries provided with suitable facilities for maintaining them in properly charged condition. The batteries used in such lights or units shall be approved for their intended use and shall comply with the city's electrical code.

1006.3.2 Testing of emergency power. Emergency lighting equipment shall be tested on a thirty (30) day interval for a minimum of thirty (30) seconds. An annual test shall be conducted for a Wi hour duration. Equipment shall be fully operational for the duration of this test. Written records of visual inspection and testing shall be documented by the owner and shall be kept on hand on the premises for inspection.

(BH) Section 1008.1.4.4 (Access-controlled egress doors). Paragraph 4, is deleted and the following is substituted:

All electronic locking devices must deactivate on any type of fire alarm or power outage enabling fire department personal to enter the space and investigate the problem. All means of exit must be single action to exit the space. The bureau of fire prevention shall not allow electric push button usage in order to exit a space; however, motion sensors are allowed in order to exit a space.

(BI) Section 1008.1.9.10 (Stairway doors) is deleted and the following is substituted:

Interior stairway means of egress doors shall be able to be opened from both sides without the use of a key or special knowledge or effort. In all new buildings in which stairwell doors are locked from the inside of the stairwell, all stairwell doors must unlock upon any building fire alarm activation or building loss of power. If the building has an emergency generator or secondary emergency feed, these doors shall remain unlocked until regular power has been restored to the building. Upon an emergency building evacuation, the code enforcement officer may unlock all stairwell doors from the fire alarm control panel,

(BJ) Section 1021.1 (Exits from stories) is deleted and the following is substituted:

All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1021.1 based on the occupant load, except as modified in section 3015.1 or Table 1021.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way. Notwithstanding any other provision in this code, all rooms or spaces with accommodations for fifty (50) or more people or over 1,500 square feet in area shall have two (2) separate means of egress.

(BK) Section 1408.4 (Fire protection devices) is deleted and the following is substituted:

The fire protection program superintendent shall determine that all fire protection equipment is maintained and serviced in accordance with this code. The quantity and type of fire protection equipment shall be approved by the bureau of fire prevention. Automatic fire alarm and suppression systems shall not be out of service for more than eight (8) hours for any construction, additions, alterations, maintenance or repairs without the approval of the fire chief or designated representative.

(BL) SECTION 1414 (AUTOMATIC SPRINKLER SYSTEM) is amended by adding the following new section:

Section 1414.3 Firewatches. When any fire suppression system must be taken out of service for any length of time greater than eight (8) hours, a responsible person(s) shall be stationed at the control valve(s) to immediately activate the system in case of fire, or shall provide a firewatch which shall consist of walking each floor of the building every two (2) hours, or as the fire chief may determine.

(BM) Section 2404.12 (Portable fire extinguishers) is deleted and the following is substituted:

At least one portable fire extinguisher with a minimum 4A rating shall be provided in all tents and supported structures. The final placement shall be conducted by the bureau of fire prevention.

(BN) Section 3301.2 (Permit required) is deleted and the following is substituted:

The storage, handling and use of explosives and blasting agents are prohibited except by the issuance of a special permit issued by the bureau of fire prevention of the applicable district. Any violation of this section will result in the issuance of a violation ticket. The provisions of section 105.6 of this code shall otherwise apply.

(BO) SECTION 3301 (GENERAL) is amended by adding the following new section:

3301.9 Motor vehicle routes for transporting explosives. Routes for vehicles transporting explosives and blasting agents are hereby established as follows:

- a. Routes used must be approved by the state and federal governments.
- b. Vehicle owners transporting these materials must give twenty-four hour advance notification of the transportation to the bureau of fire prevention of the affected district.
- c. Special permits and any accompanying certificates, or bonds must first be issued by the following agencies: (1) the federal government, (2) the State of Illinois, (3) the county or city or (4) the bureau of fire prevention of the applicable district.

- d. Any violation of this section will result in the issuance of a violation ticket.

(BP) Section 3404.1 (General) is deleted and the following is substituted:

The storage of flammable liquids in outside aboveground tanks is prohibited except by the issuance of a special permit by the bureau of fire prevention of the applicable district. Any violation of this section will result in the issuance of a violation ticket. The provisions of sections 105.6 and 105.7 of this code shall otherwise apply.

(BQ) Section 3404.3.4 (Quantity limits for storage) is deleted and the following is substituted:

Liquid storage quantity limitations shall comply with sections 3404.3.4.1 through 3404.3.4.4. Notwithstanding any other provision in this code, portable tanks shall be limited to six hundred sixty (660) gallons in capacity.

(BR) Section 3406.1 (General) is amended by adding the following new subsection:

3406.1.1 Motor vehicle routes for transporting hazardous chemicals and other dangerous articles. Routes for vehicles transporting hazardous chemicals and other dangerous articles including combustible and flammable liquids are hereby established as follows:

- a. Routes must be approved by state or federal governments.
- b. No tank vehicle shall be parked for over one hour or left unattended at any time.
- c. Failure to comply with this section will result in an issuance of a violation ticket.

(BS) Section 3406.2.8 (Dispensing from tank vehicles) is amended by adding the following new subsection:

3406.2.8.2 Dispensing from tank vehicles. Use of special dispensers such as coin; key or card operated devices, for self-service operation by the general public is prohibited.

(BT) Section 3406.5.4 (Dispensing from tank vehicles and tank cars) is deleted and the following is substituted:

Dispensing from tank vehicles and tank cars into the fuel tanks of motor vehicles shall be prohibited unless allowed by and conducted in accordance with sections 3406.5.4.1 through 3406.5.4.5. Flammable or combustible liquids shall not be dispensed by gravity from tanks, drums, barrels or similar containers. Approved pumps that take suction from the top of the container shall be used. Exception: Special permission is required when other methods are necessary due to the viscosity of the liquid.

(BU) Section 3406.6.1.2 (Leaving vehicle unattended) is deleted and the following is substituted:

The driver, operator or attendant of a tank vehicle shall not remain in the vehicle cab and shall not leave the vehicle while it is being filled or discharged. The delivery hose, when attached to a tank vehicle, shall be considered to be part of the tank vehicle. No tank vehicle shall be left unattended on any lot, street, highway, avenue, alley or any other location, public or private.

(BV) CHAPTER 38 (LIQUEFIED PETROLEUM GASES) is amended by adding a new section as follows:

**SECTION 3812
SPECIAL PERMIT REQUIREMENTS**

3812.1 Bulk storage. The bulk storage of liquefied gases in excess of 1,000 gallons water capacity is prohibited except by the issuance of a special permit by the bureau of fire prevention of the applicable district. Any violation of this section will result in the issuance of a violation ticket.

(BW) CHAPTER 47 (REFERENCED STANDARDS): The city hereby adopts, by reference, the current editions of the NFPA's NATIONAL FIRE CODES & STANDARDS, published by the National Fire Protection Association, as follows:

NFPA 1, NFPA 10, NFPA 11, NFPA 11-A, NFPA 12, NFPA 12-A, NFPA 13, NFPA 13-D, NFPA 13-E, NFPA 13-R, NFPA 14, NFPA 15, NFPA 16, NFPA 17, NFPA 17-A, NFPA 18, NFPA 20, NFPA 24, NFPA 25, NFPA 30, NFPA 30-A, NFPA 30-B, NFPA 33, NFPA 45, NFPA 51-B, NFPA 52, NFPA 53, NFPA 54, NFPA 55, NFPA 57, NFPA 58, NFPA 59, NFPA 59-A, NFPA 70, NFPA 70-B, NFPA 70-E, NFPA 72, NFPA 73, NFPA 75, NFPA

76, NFPA 77, NFPA 80, NFPA 80-A, NFPA 82, NFPA 85, NFPA 88-A, NFPA 90-A, NFPA 90-B, NFPA 91, NFPA 92-A, NFPA 92-B, NFPA 96, NFPA 97, NFPA 99, NFPA 101, NFPA 101-A, NFPA 10 LB, NFPA 102, NFPA 105, NFPA 110, NFPA 111, NFPA 160, NFPA 170, NFPA 203, NFPA 204, NFPA 211, NFPA 214, NFPA 220, NFPA 221, NFPA 230, NFPA 231-D, NFPA 232, NFPA 241, NFPA 251, NFPA 252, NFPA 253, NFPA 255, NFPA 256, NFPA 257, NFPA 258, NFPA 259, NFPA 262, NFPA 265, NFPA 268, NFPA 274, NFPA 285, NFPA 286, NFPA 288, NFPA 291, NFPA 750, NFPA 780, NFPA 1123, NFPA 1124, NFPA 1126, NFPA 1961, NFPA 1962, NFPA 1963, NFPA 2001, NFPA 5000.

The city also adopts the most current edition of the AMERICAN WATER WORKS ASSOCIATION C502 (regulating use of hydrants).

(BX) Section C101.1 (Scope) in APPENDIX C (FIRE HYDRANT LOCATIONS AND DISTRIBUTION) is deleted and the following is substituted:

Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed. Water supplies shall be delivered under pressure to fire hydrants located as provided in section CI 02.1 of this appendix.

(BY) Section C 102.1 (Fire hydrant locations) in APPENDIX C (FIRE HYDRANT LOCATIONS AND DISTRIBUTION) is deleted and the following is substituted:

Fire hydrants shall be provided as follows:

1. Fire hydrants shall be located along public streets so that no portion of the building will be over one hundred and fifty feet (150') from a hydrant. Where this is not possible, additional hydrants shall be located on the premises in a manner accessible to motorized fire apparatus.
2. One hydrant shall be located at each intersection and intermediate hydrant where distances between intersections exceed three hundred feet (300').
3. In apartments, town houses, condominiums, town/row or cluster housing areas where streets or parking lots dead end, hydrants shall be placed along the access route.

4. A minimum of two (2) fire hydrants shall be located within three hundred feet (300') of the building.
5. Additional fire hydrants shall be provided within 300 feet to 500 feet of and around the building.
6. Hydrants shall be located:
 - a. Approximately ten feet (10') from all-weather roadways. If this cannot be done, the closest part of the hydrant shall be set back at least two feet (2') from the curb.
 - b. Approximately fifty feet (50') from the building to be protected.
7. Access to the hydrants shall be all-weather roadways adequate in width, clearance and strength for firefighting purposes. Such routes, including private roadways shall be maintained accessible during all seasons of the year. Specific approvals will be required for private roadways.
8. Fire hydrants used in conjunction with water supplies shall meet the standards of the AMERICAN WATER WORKS STANDARD No. C-502, and shall have two (2 1/2) inch and one (4 1/2) inch outlets with auxiliary gate valves on the hydrant branch line. Threads shall be AMERICAN NATIONAL STANDARD. Pumper outlets (4 1/2) inch outlet shall face the roadway.
9. Fire hydrants on private roadways shall be protected from accidental damage by approved methods when located in areas that are subject to vehicular damage.
10. It shall be unlawful to obstruct from view, damage, deface, obstruct or restrict the access to any fire hydrant or any fire department system connection, including fire hydrants/connections located on public or private roadways. All vehicles blocking such equipment shall be either moved immediately by the owner when notification is reasonably possible, or if not moved immediately, the vehicle will be subject to ticketing and towing according to local ordinances and specified private parking control agreements.
11. Hydrants shall be marked for location in wintertime by posting flags, posts, and/or signs on the ports, bonnet or behind the hydrant. Property owners or their hired contractor shall not bury any fire hydrant under snow on private or public roadways. All hydrants must have complete access around all ports and the bonnet. All snow that covers hydrants on private roadways shall be moved immediately by the owner after notification by the applicable district or the city's police department. If not removed within one (1) hour of notification, the owner will be subject to ticketing according to local ordinances.
12. Where non-pressurized water systems are allowed, supplies shall be located not less than three hundred feet (300') from the building. Access to the supply shall be an all-weather roadway.
13. Where standpipes, fire department connections and/or sprinkler connections are located on buildings or parking structures, they shall have AMERICAN NATIONAL STANDARD threads. Fire hydrants shall be located a minimum of one hundred feet (100') from these connections.

(BZ) APPENDIX C (FIRE HYDRANT LOCATIONS AND DISTRIBUTION) is amended by adding a new section as follows:

**SECTION CI 06
WATER SUPPLY**

C106.1 Water supplies for sprinkled buildings. Fully sprinkled buildings need only meet the design standard of NFPA 13, Installation of Sprinkler Systems, current edition. Water supplies for sprinkler systems may be supplied in accordance with NFPA 13, Installation of Sprinkler Systems, current edition.

(Ord. 05-19, passed 9-13-05; Am. Ord. 06-30, passed 11-28-06; Am. Ord. 08-3, passed 5-27-08; Am. Ord. 08-08, passed 7-8-08; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 12-6, passed 2-14-12)

§ 150.16 REGISTRATION OF CONVEYANCES.

(A) For purposes of this section, the word **CONVEYANCE** shall mean and be defined as any elevator, dumbwaiter, escalator, moving sidewalk, platform lift, stairway chairlift or automated people mover.

(B) All conveyances within the city shall register and pay the associated fee to the Office of the State Fire Marshal ("OSFM"), and the city shall cooperate with the OSFM to put conveyances that are not registered out of service and to report to the OSFM the names of the owners of conveyances that fail to register, within 30 days after the city has determined that a conveyance is not registered.
(Ord. 08-27, passed 9-30-08)

CHAPTER 151: COMPREHENSIVE PLAN

Section

Comprehensive Plan

151.01 Plan adopted

COMPREHENSIVE PLAN

§ 151.01 PLAN ADOPTED.

The comprehensive plan of the city dated March 13, 2007 as amended by the City Council is adopted as the comprehensive plan for the city and is incorporated herein.

(Ord. 06-51, passed 3-13-07)

Cross-reference:

Planning and Zoning Commission, see §§ 33.090 et seq.

CHAPTER 152: STORMWATER MANAGEMENT AND FLOOD PLAIN DEVELOPMENT

Section

- 152.01 Adoption by reference
- 152.02 Notice of partial waiver
- 152.03 Implementing flood plain management
- 152.04 Exempt developments
- 152.05 Deletions, modifications and amendments
- 152.06 Fee in lieu of compliance variances

§ 152.01 ADOPTION BY REFERENCE.

There is hereby adopted, for the purpose of establishing regulations and standards for the control of stormwater throughout the city and development within the flood plain in the city, the "DuPage County Stormwater and Flood Plain Ordinance" in effect on August 1, 2008, as the Stormwater Management and Flood Plain Ordinance of the city, as if fully set forth in this chapter, and each and all of the regulations therein, except, as deleted, modified or amended in § 152.05, including any and all amendments thereto that may, from time to time, be adopted by the County of DuPage if any such amendment is more restrictive than the August 1, 2008 Ordinance, but not including any such amendment that is less restrictive unless and until such amendment has been reviewed and reported to the City Council by the office of the City Engineer or City Administrator, and subsequently, adopted by the City Council. Copies thereof shall be made available in the department of building and zoning. (Ord. 03-06, passed 5-27-03; Am. Ord. 08-2, passed 8-13-08; Am. Ord. 09-11, passed 9-8-09; Am. Ord. 13-54, passed 11-12-13)

§ 152.02 NOTICE OF PARTIAL WAIVER.

This chapter shall serve as notice that the city has been recognized as a partial waiver community by the County of DuPage for purposes of the enforcement of the DuPage County Stormwater and Flood Plain Ordinance within the city's territorial jurisdiction. (Ord. 03-06, passed 5-27-03)

§ 152.03 IMPLEMENTING FLOOD PLAIN MANAGEMENT.

There is hereby adopted a schedule stating how the minimum criteria of the DuPage County Stormwater and Flood Plain Ordinance will be implemented in the city, including proposed staffing, as follows:

- (A) Administrator - Office of the City Engineer.
- (B) Oversight Committee - Mayor and City Council (seven members)
- (C) Permitting and enforcement began on February 15, 1992.
- (D) Office of the Administrator:

Christopher B. Burke Engineering, Ltd.
c/o Building and Zoning Department
City of Oakbrook Terrace
17W275 Butterfield Road
Oakbrook Terrace, IL 60181.

(Ord. 03-06, passed 5-27-03)

§ 152.04 EXEMPT DEVELOPMENTS.

The city's Official List of Exempt Developments is as follows:

Lincoln Property Company - Northeast Corner of Trans Am Plaza Drive and 22nd Street (Office, Retail, Restaurant). Hotel Construction Identification - Lincoln Centre).

(Ord. 03-06, passed 5-27-03)

§ 152.05 DELETIONS, MODIFICATIONS AND AMENDMENTS.

The following deletions, modifications and amendments to the DuPage County Stormwater and Flood Plain Ordinance shall be effective and applicable in the city:

(A) Sections 15-112.5, 15-112.6, 15-133.3, 15-133.5, 15-133.14a, and 15-133.14c. are amended by deleting the phrase "one (1) foot above the BFE" and substituting the phrase "two (2) feet above the BFE".

(B) Section 15-146(4) is amended by adding at the end, the following additional sentence: "Retaining wall materials in Special Flood Hazard Areas are limited to cast-in-place concrete or concrete block."

(C) Section 15-553 (Permit Fees) is amended by deleting Item 3 and replacing it with the following:

In addition to the County review of all construction and development within a Special Management Area located within the corporate limits of the City, the Office of the City Engineer will review all requests for a Stormwater Management Permit under its partial waiver status, whether the request is for construction and development within or outside a Special Management Area. A review and inspection fee schedule for City Stormwater Management Permits is included in Chapter 154, § 154.02 and § 154.05(B) of the Code of Ordinances of the City of Oakbrook Terrace.

(D) Section 15-111 (General Information), Paragraph 3, is amended by deleting the introductory paragraph and replacing it with the following:

The Director or Administrator in a waiver community shall consider granting an exception to Section 15-111.2 of this Ordinance for those developments listed in subparagraphs a - h below, if specific requirements are met for such development as listed or required by the Administrator. For any exception from the requirements of Section 15-111.2 for developments described in subparagraph i of this paragraph 3, a stormwater variance shall be required, and shall be considered and granted only by the Oakbrook Terrace Stormwater Oversight Committee, in accordance with the provisions of this Ordinance for hearing applications for and granting variances.

(Ord. 03-06, passed 5-27-03; Am. Ord. 05-15, passed 8-9-05; Am. Ord. 09-11, passed 9-8-09)

§ 152.06 FEE IN LIEU OF COMPLIANCE VARIANCES.

(A) Variances may be considered by the city's Stormwater Oversight Committee, and granted or denied, in its sole discretion, to permit payment of a detention fee and/or a BMP fee in lieu of compliance with the detention and BMP requirements of the DuPage County Stormwater and Flood Plain Ordinance adopted for the city in § 152.01 of this chapter, and such fee shall be determined in accordance with divisions (B) and (C) of this section, respectively, but only under the following circumstances:

(1) Where site detention facilities and/or BMP's are to be constructed or installed off the property for which the variance is requested, and are located in the same watershed planning area as such property or within the city; and

(2) Where the Stormwater Oversight Committee determines that the fee in lieu of compliance variance is consistent with the general purpose and intent of this chapter, that required detention or BMP improvements cannot reasonably be constructed or installed on the property for which the variance is requested so that it is necessary and appropriate to grant a fee in lieu of compliance variance to permit such improvements to be constructed or installed off such property to serve such property and other properties within the same watershed planning area as such property or within the city, and that the development meets the requirements specified in Section 15-112 of the DuPage County Stormwater and Flood Plain Ordinance as well as the following conditions:

(a) Granting the variance shall not alter the essential character of the area involved, including existing stream uses;

(b) Carrying out the strict letter of the provisions of this chapter would create an undue or particular hardship or difficulty on a specific developer or owner;

(c) The relief requested is the minimum necessary, and there are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the development;

(d) The applicant's circumstances are unique and do not represent a general condition or problem; and

(e) The subject development is exceptional as compared to other developments subject to the same requirements.

(B) If a fee in lieu of detention compliance variance is granted, the fee shall be paid to the city and shall be determined in accordance with one of the following criteria, based on which the city's Stormwater Administrator determines to be most appropriate for the particular proposed development.

(1) A fee calculated by multiplying the per acre-foot cost of the closest off-site storage facility times the varied storage where:

(a) A design concept plan for such a facility has been approved by the City Council and includes an estimate of the per acre-foot cost of constructing the storage, including operation and maintenance costs; and

(b) A formula has been developed to determine that any investment in such a facility will be at least equal to the cost of planning, acquiring lands, constructing, operating and maintaining such facility; or

(2) A set fee for the Salt Creek watershed of \$133,000 per acre-foot, which is determined to be a reasonable and rational cost to provide site runoff storage in the same watershed planning area as the property for which the variance is requested or within the city, and to include the costs of planning, acquiring land, construction, operation and maintenance.

(C) If a fee in lieu of BMP compliance variance is granted, the fee shall be paid to the city and shall be determined based on the following:

Single or two-family residential land uses	\$3,000 per acre
Religious institutions defined under Sec. 1540 of the Illinois Property Tax Code and governmental entities, not to include roadways and parking lots	\$3,000 per acre
Multiple-family or non-residential uses	\$15,000 per acre
Roadway developments	\$30,000 per acre

(D) Funds collected for fee in lieu of compliance variances shall be accounted for in separate project or watershed planning area accounts, and such accounting records shall be made available to the DuPage County Stormwater Committee upon its request. Such funds shall be used only as follows:

(1) In the case of a fee in lieu of detention compliance variance, only to enhance existing off-site runoff storage facilities and related components, construct off-site stormwater facilities and related components, provide for maintenance of off-site stormwater facilities, or undertake other development that provides a watershed benefit.

(2) In the case of a fee in lieu of BMP compliance variance, only to enhance existing off-site BMP improvements and related components, install off-site BMP improvements and related components, provide for maintenance of off-site BMP improvements, or undertake other development that provides a watershed benefit.

(E) All payments made for fee in lieu of compliance variances shall be refunded to the person who paid the fee, or to such person's successor in interest, if the city fails to encumber such fees for a specific purpose within ten years after the date on which such fees were collected; provided that such fees shall be refunded only if the person who paid the fees, or such person's successor in interest, files a written petition with the city for such refund within one year from the date by which such fees are required to be encumbered. (Ord. 08-36, passed 10-28-08)

CHAPTER 153: DEMOLITION

Section

- 153.01 Permit required
- 153.02 Permit application
- 153.03 Procedures for approval
- 153.04 Review standards
- 153.05 Appeals
- 153.06 Permit fee

- 153.99 Penalty

§ 153.01 PERMIT REQUIRED.

The demolition of any building shall require a permit which has been reviewed and approved by the Building and Zoning Department. Nothing within this chapter shall limit the authority of the Building and Zoning Administrator to order a building or structure demolished in a life or health threatening emergency situation.

(Ord. 90-26, passed; Am. Ord. 02-53, passed 12-18-02; Am. Ord. 06-19, passed 10-10-06) Penalty, see § 153.99

§ 153.02 PERMIT APPLICATION.

(A) In order to obtain a building demolition permit for the demolition of any building, a permit form must be completed and submitted to the Building and Zoning Department. The building demolition permit application must include the following information:

- (1) Location of property.
- (2) Plat of survey for the property.
- (3) Information as to the need for the demolition of building.
- (4) Plans and specifications for any new structure or for site restoration, as follows:

(a) If the application includes demolition of a principal structure, the application

shall include building plans and specifications prepared in compliance with the city's building code for any new structure to be built on the property.

(b) If commencement of construction of a new structure is not planned to occur within 60 days after completion of demolitions, or if excavation of any type is involved in the demolition, the application shall include a detailed site restoration plan depicting all work required to restore the subject property to a safe, clean condition within 60 days after completion of demolition, and until construction of a new structure has been commenced. Such site restoration shall include, without limitation, backfilling of any excavation, grading, seeding, fencing and storm water management. Consideration will be given by the Building and Zoning Administrator as to the timing and appropriateness of seeding depending upon seasonal conditions.

(5) Owner names and addresses of adjacent properties.

(6) A tree preservation plan for the property. Such a plan must identify all trees with a five inch diameter trunk or larger located on the property. The plan must also identify any trees which would be removed as part of the re-use of the property, and their replacement with trees of similar species and with a minimum of five inch diameter trunk.

(B) Demolition permit applications for structures other than a building must be submitted to the Building and Zoning Department. Demolition permit applications for accessory structures such as a garage or shed must be submitted along with a plat of survey for the property. Demolition permit applications for interior demolition must include a description of the demolition work and a floor plan identifying the location of the demolition. Permits for structures other than a building shall not be subject to the procedures identified in § 153.03. (Ord. 90-26, passed 11-13-90; Am. Ord. 06-19, passed 10-10-06) Penalty, see § 153.99

§ 153.03 PROCEDURES FOR APPROVAL.

(A) The Building and Zoning Department will be responsible for the processing and review of the building demolition permit application. As part of the review process, an inspection of the property may be performed by the Building and Zoning Department to determine the condition of the property to be demolished.

(B) Upon receipt of a building demolition permit application, the Building and Zoning Department shall notify the real estate property taxpayers of the properties immediately adjacent to the property which is the subject of the demolition through the U.S. mail. A general notification sign shall be placed on the subject property by the permit applicant. For commercial properties, such sign shall be erected within ten feet of each public road or right-of-way line abutting the property. If no public road or right-of-way abuts the property, a sign shall be placed in the position on the property where the public can most readily see it or, if permission can be obtained from the owner of an adjacent property, within ten feet of the right-of-way line of the nearest most-traveled road. For residential properties, the sign shall be located within ten feet of at least one public road or right-of-way line abutting the property. Adjacent property owners and other members of the public may thereafter provide written comments or objections regarding the demolition permit application to the Building and Zoning Department.

(C) The Building and Zoning Department will either issue a building demolition permit for the demolition according to the provisions of this section, or prepare a written report denying the issuance of a building demolition permit. A copy of the report will be provided to the applicant, and to any person who has requested to review the report pursuant to §§ 30.01 et seq. of this code (Freedom of Information).

(D) Any building demolition permit approved by the Building and Zoning Department shall not be issued until 15 days after notification to the adjacent property taxpayers as detailed in division (B) herein.

(E) The demolition of a building may also be processed as part of an annexation, subdivision, zoning, or special use permit application. Any such application which includes the proposed demolition

of a building must include their permit application referenced in § 153.02.

(Ord. 90-26, passed 11-13-90; Am. Ord. 98-23, passed 9-22-98; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 03-48, passed 1-27-04; Am. Ord. 06-19, passed 10-10-06)

§ 153.04 REVIEW STANDARDS.

The Building and Zoning Department will review all building demolition permit applications in accordance with the ordinances of the city, together with the following standards:

(A) The granting of a permit shall not be detrimental to the public health, safety, and general welfare of the community.

(B) Adequate utilities, access ways, drainage, and other necessary facilities must be provided in order for a permit to be granted.

(C) The granting of the permit should promote the policies contained in the Oakbrook Terrace Comprehensive Land Use Plan, and the use of the subject property should be consistent with the designated land uses in the Comprehensive Land Use Plan.

(D) Any new structure or use to be constructed on the subject property must conform to the applicable requirements of Chapter 156 of this code, except as may be varied in accordance with the same chapter of this code.

(E) The demolition, if granted, will not alter the essential character of the real estate which is the subject of the application or the immediate neighborhood, and will not substantially diminish property values within the neighborhood. Any new structure or use to be constructed on the subject property should be compatible with other structures located within 500 feet, in terms of building bulk and scale, height, setbacks, and lot coverage.

(F) If a building demolition permit application is approved by the Building and Zoning Department, any demolition which takes place must be done in accordance with the provisions of the Building Code in force at the time, and any additional requirements or conditions as placed on the applicant by the Building and Zoning

Department. The applicant will also be required to provide proof of disconnection of the utilities. (Ord. 90-26, passed 11-13-90; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 03-48, passed 1-27-04; Am. Ord. 06-19, passed 10-10-06) Penalty, see § 153.99

§ 153.05 APPEALS.

(A) If the Building and Zoning Department denies an application for a building demolition permit, the applicant may file a written appeal to the City Council. The appeal must be filed with the Building and Zoning Department within 15 days after the denial of the permit application, and such appeal will then be forwarded to the City Council along with any and all records relating to the action from which the appeal is taken.

(B) Not more than 30 days or less than 15 days before the meeting of the City Council at which the appeal will be considered, the City Clerk shall give written notice, by U.S. mail, to the appellant and to the real estate property taxpayers of properties immediately adjacent to the property on which the demolition is requested, informing them of the time and place of such meeting. The City Council may affirm or may, upon the vote of four members, reverse, wholly or in part, or modify the action of the Building and Zoning Department. The City Council shall render a written summary of its decision to deny the appeal within 30 days from the date of the appeal hearing.

(C) Notice of the time and place of the meeting of the City Council to consider the appeal shall be given by the City Clerk, not more than 35 days or less than 25 days before the meeting, to the owners of the real estate immediately adjacent to the property on which the demolition is requested. The City Council may affirm or may, upon the concurring vote of four members, reverse, wholly or in part, or modify, the action of the Building and Zoning Department. The City Council shall render a written decision to the applicant within 45 days from the end of the 25 day appeal period. (Ord. 90-26, passed 11-13-90; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 03-48, passed 1-27-04; Am. Ord. 06-19, passed 10-10-06)

§ 153.06 PERMIT FEE.

The permit fee for a building demolition permit, or a demolition permit not involving a building shall be in accordance with the provisions

of § 154.07 of this title. Such fee shall be submitted with the appropriate application, as required in § 153.02. Such fee shall be applied to any building permit fee required by the city for construction of any building on the same property after the permitted demolition.

(Ord. 90-26, passed 11-13-90; Am. Ord. 96-04, passed 6-25-96; Am. Ord. 98-23, passed 9-22-98; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 02-53, passed 12-18-02)

§ 153.99 PENALTY

In the event any structure is demolished without the owner of the subject property complying with this chapter:

(A) The owner of the subject property shall be subject to a fine of not more than \$500; and

(B) No building permit shall be issued for the construction of any improvement on the subject property until the owner thereof complies with all of the provisions of this chapter.