



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve the Adoption of Revised Building Codes
Presenter:	Bob Vann, Building & Code Enforcement Division Manager Joe Schelstreet, Fire Chief Rita Tungare, Director Community & Economic Development

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development 05/09/2016		City Council
	Public Hearing		

Estimated Cost:		Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

At the April P&D Meeting, staff recommended the adoption to the 2015 Edition of the International Building Code, International Fire Code, and the International Residential Code. On March 21, 2016 City Council approved the adoption of these construction codes. The Building Division and Fire Department staff upon recommendation from the Building Board of Review are requesting the Committee to consider the adoption of the following codes:

- 2015 International Swimming Pool & Spa Code
- 2015 International Mechanical Code with amendments
- 2015 International Fuel Gas Code with amendments
- 2014 National Electrical Code with amendments
- 2014 Illinois State Plumbing Code
- 2015 International Energy Conservation Code
- 2015 International Existing Building Code with amendments
- 2015 International Property Maintenance Code with amendments

Since November 2015, City staff has had public meetings with the Building Board of Review to evaluate the codes and local amendments. On April 12, 2016 the Building Board of Review unanimously recommended the approval of the proposed codes and amendments.

Attachments: *(please list)*

- Memorandum
- Copies of code amendments for the above listed codes

Recommendation / Suggested Action *(briefly explain)*:

Staff recommends approval from the Committee of proposed, IMC, IFGC, NEC, IEBC, and IPMC codes with local amendments and approval of the proposed ISPS, IPC, and IECC and requests these be forwarded to City Council for final consideration.

For office use only:

Agenda Item Number: 3f

**Community & Economic Development
Building & Code Enforcement Division**

Phone: (630) 377-4406

Fax: (630) 443-4638



Memo

Date: April 27, 2016

To: Chairman Todd Bancroft and Aldermen of the Planning and Development Committee

Cc: Joe Schelstreet, Fire Chief, and Rita Tungare Director of Community & Economic Development

From: Bob Vann, Building & Code Enforcement Division Manager

RE: Change and Modification of Chapter 15.04 – Building Code

Through the adoption of the 2015 International codes, staff is also proposing the adoption of two (2) new editions (Code Book).

1. The 2015 International Existing Building Code regulates the redevelopment of existing buildings.
2. The 2015 International Swimming Pool and Spa Code are for construction and requirements for swimming pools and spas.

In previous editions, these regulations were incorporated in the International Building Code Editions.

With the adoption of new code editions, it provides an opportunity to make some minor changes to Chapter 15.04 of the City code. Staff has reviewed these changes with the City Attorney and has found them to be acceptable. Staff is proposing the following changes:

1. Re-numbering and redefining – “Building Permit – Required” – recommending to match the definition of the building codes Administrative Sections.
2. Eliminate the “Architectural Committee – Created – composition – duty” from Section 15.04.090 as Section 15.04.070 referenced.

*“15.04.090 – Architectural committee – created – composition – duty:
There is created an architectural committee to consist of three members who shall be appointed for a term of three years by the mayor by and with the advice and consent of the city council. It shall be the duty of such committee to assist the building commissioner in ascertaining if the plans required in Section 15.04.070 comply with the provisions of the ordinances relating to the construction of buildings.”*

The purpose of the committee does not exist with the City's current processes and this committee has not existed for the past 20 plus years. The City's development review team comprised of other staff members from Public Works, Community Development/Planning and the Fire Department assist with ensuring code compliance with construction of buildings. Additionally the City has the Building Board of Review and Historic Preservation Commission.

Staff is proposing Chapter 15.04 Building Code, to be modified to the following number sequence:

Sections:

- | | |
|-----------|--|
| 15.04.010 | International Building Code 2015– Regulations adopted and modified. |
| 15.04.015 | International Building Code 2015 - Amendments |
| 15.04.020 | International Residential Code One family and two family residences – Regulations 2015 - adopted and modified. |
| 15.04.025 | International Swimming Pool and Spa Code 2015 |
| 15.04.030 | International Mechanical Code 2015 – Regulations adopted and modified. |
| 15.04.035 | International Fuel Gas Code 2015– Regulations adopted and modified. |
| 15.04.040 | National Electrical Code 2014 – Regulations adopted and modified. |
| 15.04.045 | National Electric Code 2014 NFPA 70 - Amendments |
| 15.04.050 | Illinois State Plumbing code 2014 - Adopted. |
| 15.04.055 | International Energy Conservation Code 2015– Regulations Adopted and Modified. |
| 15.04.060 | International Existing Building Code 2015 |
| 15.04.090 | Building permit - Required |
| 15.04.105 | Flood damage prevention |
| 15.04.120 | Time limit |

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, by Adding Section 15.04.025 "International Swimming Pool & Spa Code 2015 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Swimming Pool & Spa Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by adding the provisions of Section 15.04.025 entitled “2015 International Swimming Pool & Spa Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.025 – International Swimming Pool & Spa Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Swimming Pool & Spa Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Swimming Pool & Spa Code:

1. Chapter 1 – Scope and Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.

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- a. Section 105.5.3 Expiration – delete in it's entirely.
- b. Section 105.5.4 – Extensions – delete in it's entirely.
- c. Section 105.6.3 – Fee Refunds - delete in it's entirely.
- d. Section 107.4 Violation Penalties - delete in it's entirely.
- e. Section 108 Means of Appeal - delete in it's entirely.

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Ordinance No. _____
Page 2

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.030 "International Mechanical Code 2009 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Mechanical Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.030 entitled “2015 International Mechanical Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.030 – International Mechanical Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Mechanical Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Mechanical Code:

1. Chapter 1 Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.
 - a. Section 106.4.3 “Expiration” – Delete in its entirety
 - b. Section 106.4.4 “Extensions” – Delete in its entirety

Ordinance No. _____

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- c. Section 106.5.3 "Fee Refunds" – Delete in its entirety
- d. Section 108.4 "Violation Penalties" – Delete in its entirety
- e. Section 109 "Means of Appeal" – Delete in its entirety

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.035 "International Fuel Gas Code 2009 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Fuel Gas Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.035 entitled “2015 International Fuel Gas Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.035 – International Fuel Gas Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Fuel Gas Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Fuel Gas Code:

1. Chapter 1 Scope and Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.
 - a. Section 106.5.3 “Expiration” – Delete in its entirety
 - b. Section 106.6.3 “Fee Refunds” – Delete in its entirety

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c. Section 108.4 "Violation Penalties" – Delete in its entirety

d. Section 109 "Means of Appeal" – Delete in its entirety

2. Chapter 4 Gas Piping Installations:

a. Section 403.5.4 "Corrugated Stainless Steel Tubing" – Delete in its entirety.

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Ordinance No. _____
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Approved as to Form:

City Attorney

Date: _____

City of St. Charles, Illinois
Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.040 “National Electrical Code 2008 Regulations Adopted and Modified” and Section 15.04.045 “Amendments to 2008 National Electrical Code NFPA 70” of the St. Charles Municipal Code

WHEREAS, the standard code known as NFPA 70, the National Electrical Code, has been updated by the National Fire Protection Associations, Inc.; and

WHEREAS, not less than one (1) copy of said code has been and is on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of the Ordinance; and

WHEREAS, the Building Official has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating building and structures.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Building Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting Section 15.04.040 and substituting the following therefor:

15.04.040 National Electrical Code 2014 – Regulations Adopted and Modified.

The provisions of the 2014 Edition of the National Electrical Code, NFPA 70, issued by the National Fire Protection Association, Inc., One Batterymarch Park, Quincy, Massachusetts, 02269 (hereinafter sometimes referred to as the “NEC”) not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois, for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

15.04.45 Amendments to the 2014 National Electric Code NFPA 70.

1. **Article 110 Section 110.5** Conductors: Revise by deleting and substituting the following:

Other than service conductors provided by the Utility or multiplexed aerial cables as allowed in Article 396 Section 396.2(4) that comply with Article 310, all conductors shall be copper unless otherwise specifically approved by the City of St. Charles Building and Code Enforcement or the City of St. Charles Electric Utility.

2. **Article 110 Section 110.13 (A) Mounting:** Add a new paragraph to read as follows:
(A) Mounting. All electric panels mounted on concrete or masonry walls that are either exterior walls or below grade, shall have a minimum of 1/2 inch plywood installed behind the panel, or the panel shall be mounted to structural mounting channel that provides a minimum 1/2 inch airspace between the panel and the wall, for the purposes of support and to help prevent moisture entering the panel. Such mounting shall allow panel replacement if required.
3. **Article 210 Section 210.70 Lighting Outlets Required:** Add a new paragraph to read as follows:
(D) Illumination of Mechanical Equipment. All occupancies shall have luminaries installed within four (4) feet of the front of all electric panels and within four (4) feet of all mechanical equipment to enable servicing the equipment.
4. **Article 230 Services**
 - a. Section 230.2 Number of Services, (B) Special Occupancies: By special permission, which means written consent and approval by the City of St. Charles Municipal Electric Utility, additional services shall be permitted for either of the following:
 - (1) Multiple-occupancy buildings where there is no available space for service equipment accessible to all occupants
 - (2) A single building or other structure sufficiently large to make two or more services necessaryAdd new paragraph to read as follows:
 - (3) Multiple-occupancy buildings will have either an external building main disconnect, a key operated shunt trip main disconnect, or parallel key operated shunt trip main disconnects for all services supplied to the building. Parallel shunt trip key operated main disconnects must be provided and installed in a manner approved by the City St. Charles Municipal Electric Utility.
 - b. **Section 230.3 One Building or Other Structures Not to be Supplied Through Another:** Revise by deleting and substituting the following:
230.3 One Building, or Other Structure, or Tenant Space, Not to be Supplied Through Another; : Service conductors, feeders, or branch circuits of one building, or other structure, or tenant space shall not pass through the interior of another building, or structure, or tenant space.
 - c. **Section 230.6 Conductors Considered Outside the Building:** Add new paragraph to read as follows:

(6) Where installed in any “common area” (hallway, corridor or common space accessible to multiple premises) that meets the construction requirements of a one-hour fire rating. Conductors shall be installed in solid metal raceway conduit within “common areas” and shall have a label every five (5) feet identifying the conductors within the conduit.

- d. **Section 230.44 Cable Trays: Delete entire section**
- e. **Section 230.46 Spliced Conductors:** Revise by deleting and substituting the following:
230.46 Spliced Conductors: : Splices in service entrance conductors, other than those installed by the Electric Utility, are not allowed.
- f. **Section 230.70 General (A) Location, (1) Readily Accessible Location:** Revise by deleting and substituting the following:
(1) Readily Accessible Location. Service disconnecting means shall be provided either outside the building or through a shunt trip main with remote control at the Fire Control Panel and shall have provisions to allow the service to be locked open. Each building/tenant space shall have a main disconnect incorporated within the main distribution panel inside the space in addition to any external main or building shunt trip main for multiple occupancy buildings.
- g. **Section 230.70 General (A) Location: (3) Remote Control:** revise by deleting and substituting the following: Where a remote control device (s) is used to actuate the service disconnecting means, the service conductors installed inside a building without over current protection shall not exceed five (5) feet in length.
- h. **Section 230.79 Rating of Service Disconnecting Means (C) One Family Dwelling, (D) All Others:** Revise by deleting and substituting the following:
(C) One or Two Family Dwelling: All electric panel installations for new single-family detached dwellings shall be a minimum of 200-ampere rated. The main service disconnecting means (circuit breaker or fused switch) shall be 200-ampere rated.
(D) Multi-family and Single-family Attached Dwellings. All apartment or dwelling unit electric panel installations for new multi-family dwellings and new single family attached six (6) or less dwelling units shall be a minimum of 100-ampere rated. The occupancy main service disconnecting means (circuit breaker or fused switch) for each apartment or dwelling unit shall be a minimum of 100-ampere rated.
(E) All Others. For all other installations, the service disconnecting means shall have a rating of not less than 60-ampere, unless approved by the City of St. Charles Municipal Electric Utility.

5. **Article 250 Grounding and Bonding**

- a. **Section 250.24 Grounding Service-Supplied Alternating-Current Systems (A) System Grounding Connections (1) General:** Revise by deleting and substituting the following: The grounding electrode conductor connection from each grounding

- b. electrode shall be made at a single point at the terminal or bus to which the grounded service conductor is connected at the service disconnecting means.
- c. **Section 250.53 Grounding Electrode System Installation (D) Metal Underground Water Pipe (2) Supplemental Electrode Required:** revise by deleting and substituting: A metal underground water pipe shall be supplemented by an additional electrode of a type specified in 250.52 (A) (2-8). If the additional is a rod type as specified in 250.52 (A) (5), then electrode must also have a supplemental additional electrode of a type specified in 250.53 (A) (2) unless as noted in 250.53 (A) (2) Exception the first supplemental electrode has a resistance to earth of 25 ohms or less as evidenced by a fall-of-potential test witnessed by the City of St. Charles Municipal Electric Utility. Supplemental electrodes shall be connected with a grounding electrode conductor to the grounded service-entrance conductor at the service main disconnecting means.
- d. **Section 250.62 Grounding Electrode Conductor Material:** revise by deleting and substituting the following: All grounding electrode conductors shall be copper, and the installation of the conductor shall protect against corrosion. Conductors of the wire type shall be solid or stranded, and insulated, or covered, or bare.
- e. **Section 250.64 Grounding Electrode Conductor Installation: Aluminum or Copper-Clad Aluminum Conductors.** Delete entire Item (A)
(C) Continuous: revise by deleting and substituting the following: Grounding electrode conductor(s) shall be installed in one continuous length without a splice or joint.
(E) Raceways and Enclosures for Grounding Electrode Conductors. (1) General: revise by including additional language as follows: Ferrous metal raceways and enclosures for grounding electrode conductors shall be electrically continuous from the point of attachment to cabinets or equipment to the grounding electrode and shall be securely fastened to the ground clamp or fitting. Ferrous metal raceways and enclosures shall be bonded at each end of the raceway or enclosure to the grounding electrode or grounding electrode conductor. All grounding electrode conductor raceways that are exterior and exposed above grade shall be ferrous metal RMC or IMC conduit. Schedule 40 rigid PVC conduit is permitted for grounding electrode conductor raceways installed both above grade and underground in the interior of a building, as well as exterior underground if the entire raceway is-completely below grade. Schedule 40 rigid PVC grounding electrode conductor raceways are not required to be electrically continuous.
(F) Installation to Electrode(s). revise by deleting and substituting the following: Unless granted a specific exemption by the City of St. Charles Municipal Electric Utility, all grounding electrode conductors and raceways must be installed separately and continuously from each grounding electrode to the service grounded conductor (neutral) grounding/bonding termination point at the service main disconnect.
- f. **Section 250.68 Grounding Electrode Conductor and Bonding Jumper Connection to Grounding Electrodes (C) Grounding Electrode Connections:** revise by deleting (1) exception; and substituting the following for: (2) The metal

- structural frame of a building can only be used as a bonding conductor for a grounding electrode conductor by specific approval of the City of St. Charles Municipal Electric Utility.
 - Section 250.118 Types of Equipment Grounding Conductors:** Revise by deleting and substituting the following: **250.118 Types of Equipment Grounding Conductors:** The equipment grounding conductor must be a separate conductor run with the circuit conductors unless given exemption by the City of St. Charles Municipal Electric Utility or an approved certified testing agency.
- Article 300 General Requirements for Wiring Methods and Materials**
 - Section 300.1 Scope (A) All Wiring Installations:** Add new paragraph to read as follows:
 - (1) With the exception of one and two family dwellings, all current carrying conductors exceeding 50 volts shall be installed in rigid metal conduit, intermediate metallic conduit, electrical metallic tubing, flexible metallic tubing, MC cable, or AC cable, with the exception that PVC conduit can may be used with the approval of the City of St. Charles Building and Code Enforcement Department for corrosive or other special application areas.
 - Section 300.5 (C) Underground Installations:** delete Exception No. 1 and delete Exception No. 2
 - Section 300.5 Underground Installations, (D) Protection from Damage, (3) Service Conductors:** Revise by deleting and substituting the following:
 - (3) Service Conductors. Single and two family dwelling underground service conductors shall be installed in minimum 3” Schedule 40 PVC. All other underground service conductors shall be installed in RMC, IMC, or Schedule 40 PVC conduit that is encased in concrete unless given exemption by the City of St. Charles Municipal Electric Utility.
 - Table 300.5 Minimum Cover Requirements, 0 to 1000 Volts, Nominal, Burial in Millimeters (Inches):** Delete the third row table entries related to Under a Building.
 - Table 300.5 Minimum Cover Requirements, 0 to 1000 volts, Nominal, Burial in Millimeters (Inches):** Revise by deleting and substituting the fourth row to read as follows:

Table 300.5 Minimum Cover Requirements, 0 to 1000 Volts, Nominal, Burial in Millimeters (Inches). Under minimum of 102 mm (4 inch) thick concrete interior or exterior slab with no vehicular traffic and the slab extending not less than 152 mm (6 inch) beyond the underground installation.
- Article 310 Conductors for General Wiring**
 - II Installation: Section 310.10 Uses Permitted (H) Conductors in Parallel (3) Separate Cables or Raceways:** revise by deleting and substituting: Where run in separate cables or raceways, the cables or raceways with conductors shall have

b. Section 310.106 Conductors (B) Conductor Material. Revise by deleting and substituting the following:

8. Article 314 Outlet, Device, Pull, and Junction Boxes; Conduit Bodies; Fittings; and Handhole Enclosures:

- ## 9. Article 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS

- 10. Article 695 Fire Pumps: Section 695.3 Power Source(s) for Electric Motor-Driven Fire Pumps, (B) Multiple Sources (2) Individual Source and On-Site Standby Generator (a) Signage:** Add new paragraph to read as follows:

11. Article 700 Emergency Systems Section 700.16 Emergency Illumination: Add new paragraph to read as follows:

12. Article 701 Legally Required Standby Systems:

(D) Transfer Equipment Requirements: Open type transfer switches are the only approved method for connection of standby systems. All transfer switch

connections shall be “break before make” to insure the complete separation from the utility system and the generator supply. No parallel operation with the utility system shall be allowed. A minimum time delay of three (3) seconds and a maximum of ten (10) seconds after loss of utility power should be established before starting the generator. Utilization of Kirk Key systems or other mechanical means of isolating generating sources from the utility source are not allowed.

- b. **III Sources of Power, Section (B) Generator Set:** Add new paragraph to read as follows:

(6) Generator Noise Output. The maximum noise level allowable within ten (10') feet of transformer, switchgear, or other specified equipment as required and operated by the City of St. Charles Municipal Electric Utility (SCMEU) is 80dBA (decibels). Sound enclosures or sound barrier walls or other sound mitigation may be required if the noise level near SCMEU equipment exceeds 80dBA. Analysis of the need for sound abatement equipment will be performed by the City of St. Charles Municipal Electric Utility personnel after the generator is installed and tested.

SECTION TWO: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION THREE: That after the adoption and approval hereof, this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION FOUR: That this Ordinance shall be in full force and effect on _____.

Presented to the City Council of the City St. Charles, Illinois this _____ day of _____, 2016.

Passed to the City Council of the City St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City St. Charles, Illinois this _____ day of _____, 2016.

Raymond Rogina, Mayor

ATTEST:

Ordinance NO. 2016-M-_____
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City Clerk

COUNCIL VOTE:

Ayes:_____

Nays:_____

Abstain:_____

Absent:_____

APPROVED AS TO FORM:

City Attorney

DATE:

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.050 “Illinois State Plumbing Code 2004 - Regulations Adopted and Modified” of the St. Charles Municipal Code

WHEREAS, not less than one copy of the 2014 Edition of the Illinois Plumbing Code published by the Illinois Department of Public Health have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the Illinois Department of Public Health finds it to be in the interest of the State of Illinois to periodically update codes regulating buildings and structures; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, be it ordained by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.050 entitled “Illinois State Plumbing Code 2014 Edition adopted and modified” and by substituting the following therefor:

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Ordinance No. _____
Page 2

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.055 "2012 International Energy Conservation Code Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the State of Illinois updated the Illinois Energy Code to mandate that all construction comply with the 2015 International Energy Conservation Code;

NOW THEREFORE, be it ordained by the City Council of the St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: Title 15, “Building and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code, is and hereby amended by deleting the provisions of Section 15.04.055 entitled “International Energy Conservation Code 1015 Adopted and Modified,” and by substituting the following therefor:

“15.04.055 International Energy Conservation Code 2015 – Regulations Adopted and Modified. The provisions of the 2015 International Energy Conservation Code issued by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one copy if which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for not more than thirty (30) days, as hereby adopted.”

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Ordinance No. _____
Page 2

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of
_____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, by deleting Section 15.04.060 “Building Permit Required” and replace with 15.04.060 "International Existing Building Code 2015 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Existing Building Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting “Building Required” and replacing the provisions of Section 15.04.060 entitled “2015 International Existing Building Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.060 – International Existing Building Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Existing Building Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Existing Building Code:

1. Chapter 1 – Scope and Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.

Ordinance No. _____

Page 2

- a. Section 105.2 Work exempt from permit – delete in it's entirely.
- b. Section 110 – Certificate of Occupancy – delete in it's entirely.

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.40 “Property Maintenance Code”, Section 15.40.010 "International Property Maintenance Code 2012 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Property Maintenance Code, has been updated by the International Code Council Inc.; and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

Section 1: That Title 15, “Building and Construction”, Chapter 15.40 “Property Maintenance Code” of the St. Charles Municipal Code be and is hereby amended by deleting Section 15.40.010 of the 2012 International Maintenance Code and by substituting the following therefor:

“15.40.010 Property Maintenance Code – Regulations Adopted and Modified.”

The provisions of the 2015 edition of the International Property Maintenance Code, published by the International Code Council, are hereby adopted by reference, with the following amendments thereto:

A. Section 101.1 Title. Insert the following:

“City of St. Charles.”

B. Section 102.3. Delete in its entirety and substitute the following therefor:

“102.3 Application of other codes. Repairs, additions, or alternations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of Title 15 ‘Buildings and Construction’ of the St. Charles Municipal Code.”

- C. Section 103.50 Fees. Insert the following:

“See Title 15 ‘Building and Construction’ of the St. Charles Municipal Code.”

- D. Sections 111.1 through 111.7: Delete in their entirety and substitute the following therefor:

“111.1 Application for Appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Building Review Board pursuant to the provisions of Chapter 2.19 of the St. Charles Municipal Code.”

- E. Section 112.4 Failure to Comply. Insert the following:

“One hundred dollars (\$100)” and “Seven hundred and fifty dollars (\$750).”

- F. Section 302.4 Weeds. Insert the following:

“Eight-inches (8”).”

- G. Section 302.8: Delete in its entirety and substitute the following therefor:

“302.8 Motor Vehicles.

1. Except as provided for in Title 17 of the St. Charles Municipal Code, any type of motor vehicle that (a) does not have a current state registration, or does not display a current state license plate with valid registration sticker affixed; or (b) a motor vehicle on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven shall not be parked, kept or stored outside of an enclosed building or structure on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled, outside an enclosed building or structure.

2. A collector may store unlicensed, operable or inoperable vehicles on the collector's property provided the vehicles and the outdoor storage area are maintained in such a manner that they do not constitute a health hazard and are screened from ordinary public view by means of a fence or other appropriate means.
 - a. "Collector" means the owner of one or more special interest vehicles for the collector's own use in order to restore, preserve, and maintain a special interest vehicle and historic interest.
 - b. "Special Interest Vehicle" means a motor vehicle of any age, which has not been altered or modified from original manufacturer specifications and, because of its historic interest, is being preserved by hobbyists."

H. Section 304.14. Delete in its entirety and substitute the following therefor:

"304.14 Insect screens. During the period from April 1st to October 31st, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self closing device in good working condition.

Exception: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans, are employed."

I. Section 308.3.1. Delete in its entirety and substitute the following therefor:

"308.3.1. Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit, or a leakproof, covered outside garbage container.

Exception: In residential buildings containing three (3) or less dwelling units, each occupant shall be responsible for providing any covered outside garbage containers."

J. Add a Section 404.8, as follows:

"404.8 Basement rooms. Basement areas partially below grade used for living purposes shall meet the following requirements:

1. Floors and walls shall be watertight and insulated so as to prevent entry of moisture.
2. Total window area, total openable area, and ceiling height shall be in accordance with the St. Charles Municipal Code Section 15.04.010 (Building code) and 15.04.020 (Residential code).
3. The required window area of the habitable area shall be entirely above the grade of the ground adjoining such window area except that openable windows which open into a window well extending to the outside finished grade are acceptable.”

K. Section 503.1. Delete in its entirety and substitute the following therefor:

“503.1 Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. Toilet rooms and bathrooms shall be designed and arranged to provide privacy by means of a door and latch.”

L. Section 602.3. Delete in its entirety and substitute the following therefor:

“602.3 Heat supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1st to April 1st to maintain a room temperature of not less than 65 degrees F. (18 degrees C) during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours.”

M. Section 602.4. Delete in its entirety and substitute the following therefor:

“602.4 Occupiable work space. Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1st to April 1st to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all working hours.

Exceptions:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.”

N. Section 704: Delete Sections 704.1, 704.2 and 704.3 in their entirety.”

Section 2. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

PASSED by the City Council of the City of St. Charles, Illinois the _____ day of _____, 2016.

APPROVED by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

Approved as to form:

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

City Attorney

Date: _____