



2021 International Fuel Gas Code with amendments  
2021 International Property Maintenance Code with amendments  
2021 International Swimming Pool and Spa Code with amendments  
2021 International Existing Building Code with amendments  
2021 International Energy Conservation Code  
2020 National Electric Code with amendments  
2014 State of Illinois Plumbing Code

**Attachments** *(please list):*

Draft ordinances for adoption of updated codes and local amendments

**Recommendation/Suggested Action** *(briefly explain):*

Recommendation to approve an amendment to Title 15 of the City Code for the adoption of 2021 Building Codes and local amendments

# City of St. Charles

Ordinance No. \_\_\_\_\_

## **An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.010 "2021 International Building Code - Regulations Adopted and Modified" of the St. Charles Municipal Code**

**WHEREAS**, not less than one (1) copy of the 2021 International Building Code, published February 2021 by International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 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 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 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 15.04.010 entitled “2015 International Building Code-Regulations adopted and modified” and by substituting the following therefor:

### **15.04.010 2021 International Building Code – Regulations Adopted and Modified.**

The 2021 International Building Code issued by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL, 60478, one (1) full edition of which 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, together with the amendments listed in Section 15.04.015 hereof, are hereby adopted as the regulations governing the construction of buildings and structures within the City of St. Charles, except for one- and two-family dwellings and townhouses not more than three stories in height, which are covered by Section 15.04.020. (For adoption of administrative provisions in Chapter 1 of the International Building Code, see Chapter 15.101).

### **15.04.015 Amendments to the 2021 International Building Code.**

1. Amend Section 202 “Definitions” by adding the following:

**Townhouse:** A single family dwelling unit constructed in a group of 3, 4, 5, or 6 attached units in which each unit extends from foundation to roof and with open space on at least two (2) sides. Dwelling units where more than six (6) units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one (1) and two (2) family dwelling code.

2. Amend Section 410.6 “Automatic Sprinkler System” by deleting exceptions #2.
3. Delete the provision in section 706.3 “Materials” in its entirety and substitute the following therefore:

**706.3 Materials:** Firewalls shall be constructed of approved masonry materials or other similar approved product or assembly.

4. Delete the provisions in Section 903.2 “Automatic Sprinkler Systems – Where Required” inclusive of subsections 903.2.1, 903.2.2, 903.2.3, 903.2.4, 903.2.6, 903.2.7, 903.2.9 and 903.2.10 and substitute the following therefore:

**903.2 Where required.** Notwithstanding any language to the contrary, that is contained elsewhere in this code, an approved automatic sprinkler system installed in accordance with the provisions of all applicable codes and standards shall be provided and maintained in full operating condition throughout every story and basement of all Use Groups as listed in section 302.1 of the *International Building Code*.

**Exceptions:**

1. Structures not considered to be habitable or occupiable of less than 5,000 square feet, with a low fire or life hazard risk and located not less than 30 feet from another structure. Buildings of this type would normally be classified within the Utility and Miscellaneous Group U as described in section 312 of the *International Building Code*,  
Provided:
  - a. The structure is continually monitored by an approved automatic fire alarm system.
2. Open Parking Garages

The requirements, contained in these exceptions, shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions to meet the intention of the code

5. Amend Section 903.6 and add 903.6.1 as follows:

**903.6.1 Change of use classification.** Notwithstanding any language to the contrary contained elsewhere in the codes adopted, an automatic sprinkler system shall be provided throughout a building, when the use classification of the building or a space within the building changes, provided one of the following conditions exists:

1. If the new or proposed use is more hazardous, based on life and fire risk, than the existing use. (see table 903.6.1)

This requirement shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions.

**Hazard Category  
Table 903.6.1**

Relative Hazard	Occupancy Classifications
1 (highest hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5 (lowest hazard)	F-2, S-2, U

6. Delete the provisions of Section 907.2 “Where required” including the exceptions and substitute the following therefore:

**907.2 Where required.** An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with 907.5, unless other requirements are provided by another section of this code. Notwithstanding any provision of Section 907 and its subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

7. Delete the provisions of Section 907.9 “Where required in existing buildings and structures” and substitute the following therefore:

**907.9 Where required in existing buildings and structures.** An approved fire alarm system shall be installed in existing buildings and structures where required in chapter 11. Notwithstanding any provision of Section 907, Section 1103.7 or their subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

8. Amend the provisions of Section 912.1 “Installation” and substitute the following therefore:

**912.1 Installation.** The type (Siamese, Storz) and size of the fire department connection shall be in accordance with the NFPA standard applicable to the system design, shall comply with Sections 912.2 through 912.7 and be subject to approval of the Fire Department. Generally, a 5-inch size, Storz type connection with a 30 degree downturn is required

9. Delete exception #2 to section 914.6.1
10. Amend item #5 and add items 6 & 7 to Section 1008.3.3 “Rooms and Spaces” as follows:
  5. All restrooms
  6. In all rooms and spaces over 1,000 square feet in area with an occupancy load of 20 or more.
  7. All occupiable mechanical rooms
11. Amend Table 1020.2 to read as follows:

**Table 1020.2  
Corridor Fire Resistance Rating**

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System (c)
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, E, F, M, S, U	Greater than 30	Not Permitted	1
R	Greater than 10	Not Permitted	1
I-2 (a), I-4	All	Not Permitted	1
I-1, I-3	All	Not Permitted	1 (b)
B	Greater than 30	Not Permitted	1 (d)

(a) For requirements for occupancies in Group I-2, see Section 402.3 and 407.3 of the *International Building Code*.  
 (b) For a reduction in the fire-resistance rating of occupancies in Group I-3, see Section 408.8 of the *International Building Code*.  
 (c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.  
 d) Glass permitted in wall.

12. Delete Section 1807.1.4 “Permanent Wood Foundation Systems” in their entirety.
13. Add Exhibit A:

**Exhibit A**

**Performance Guidelines for High Hazard Uses in the City of St. Charles**

1. Specific location: The geographic location and distances to other structures, rivers, streams, and other use groups.
2. Zoning: The proximate distances to Assembly, Educational, Institutional, and Residential uses and vacant land zoned for these uses.
3. Types of hazardous materials which are not allowed: Materials listed in Section 307.3 High Hazard Group H-1 that present a detonation hazard shall not be permitted under any circumstances.
4. Allowable construction types: Type I and II only.
5. Required fire protection for High Hazard materials:
  - a. Provide extra hazard Group II fire sprinkler system
  - b. Provide a fixed foam fire protection system
6. Required water supply system: 3,000 to 6,000 gallons per minute from a reliable source.

**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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 15.04.020 "One-and Two-Family Residences-Regulations Adopted and Modified" of the St. Charles Municipal Code**

**WHEREAS**, not less than one (1) copy of the 2021 International Residential Code, published February 2021 by International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 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 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 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 15.04.020 entitled “2015 International Residential Code – Regulations Adopted and Modified.” and by substituting the following therefor:

#### **15.04.020 2021 International Residential Code – Regulations Adopted and Modified.**

The provisions of the 2021 International Residential Code for One-and Two-Family Dwellings, published February 2021 by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, Virginia 22041-3401 (hereinafter sometimes referred to as “the IRC”), not less than one full edition of which 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, together with the amendments listed herein, are hereby adopted as the regulations governing the construction of one-and two-family dwellings and townhouses not more than three stories in height.

#### ***Chapter 1 – Administration:***

- A. **Section R101.2 Scope:** Revise to read as follows:  
“**R101.2 Scope.** The provisions of the International Residential Code for One-and Two-Family Dwellings shall apply to the construction, alteration, movement,

enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one and two family dwellings not more than three stories in height with a separate means of egress and their accessory structures.”

- B. **Section R102 Applicability**: Revise to add the following new sections R102.8 and R102.9
- C. **Section R102.8 Electrical**: All references within this code to “ICC electrical code” shall be deleted in their entirety and in lieu thereof, the following language shall be submitted: “National Electric Code, 2020, prepared and published by the NFPA.
- D. **Section R102.9 Plumbing**. All references within this code to the ICC plumbing code shall be deemed changed to read the "Illinois plumbing code, as currently adopted, prepared and published by the Illinois department of public health".
- E. **Section R105 Permits**: Revise to add a new section to read as follows.  
Section R105.1.1 Workmanship: Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer’s instructions.
- F. **Section R105.2 Work exempt from permit**: Delete this section its entirety.
- G. **Section R105.2.3 Public service agencies**: Delete this section in its entirety.
- H. **Section R105.7 Placement of permit**: Revise to read as follows:  
**R105.7 Placement of permit.** The building permit card shall be kept on the site of the work and be visible from the street until such time as a certificate of occupancy permit has been issued, or a final inspection has been performed.
- I. **Section R106.3.1 Approval of construction documents**: Revise to read as follows:  
**R106.3.1 Approval of construction documents.** When the Building Official issues a permit, the construction documents shall be approved in writing or by stamp. One set of the approved construction documents as reviewed shall be retained by the Building Official. The other set shall be returned to the applicant and shall be kept on the site of the project and shall be open to inspection by the Building Official or his or her authorized agent/representative.
- J. **Section R106.4.1 Information for construction in flood hazardous areas**: Add new section to read as follows:

- K. **R106.4.1 Information for construction in flood hazardous areas.** For buildings and structures in flood hazard areas, as established on local floodway rate maps, locally adopted flood plain ordinances shall apply.
  
- L. **Section R109.1.3 Flood plain inspection:** Delete this section in its entirety.
  
- M. **Section R110.1 Use and occupancy:** Delete the exceptions.
  
- N. **Section R110.3 Certificate issued:** Delete lines 3, 5, 7, 8, and 9.
  
- O. **Section R112 Board of Appeals:** Delete this section in its entirety

*Chapter 2 – Definitions:*

- A. **Change the stated term MANUFACTURED HOME to MANUFACTURED/MOBILE HOME.**
  
- B. **Delete the stated definition of Townhouse and substitute therefore:**  
**TOWNHOUSE.** A single family dwelling unit constructed in a group of 3, 4, 5 or 6 attached units in which each unit extends from foundation to roof and with open space on at least two sides. Dwelling units where more than six units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one and two-family dwelling code.

*Chapter 3 - Building Planning:*

- A. **Table R301.2(1) Climatic and Geographic Design Criteria:** Revise to read as follows:

**TABLE R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

<b>Ground Snow Load</b>	<b>Wind Design</b>				<b>Seismic Design Category</b>	<b>Subject to Damage From</b>			<b>Winter Design Temp</b>	<b>Ice Barrier Underlayment Required</b>	<b>Flood Hazards</b>	<b>Air Freezing Index</b>	<b>Mean Annual Temp</b>
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
30	115	No	No	No	B	Severe	42-Inches	Mod to Heavy	-5F	Yes	Local Ordinance	2000	48.5

See captions under Table R301.2 in the book for exceptions and conditions of approvals

- C. **Section R301.2.4 Floodplain construction.** Delete this section.
- D. **Section R302.2 Townhouses:** Amend to read as follows:  
**R302.2 Townhouses.** Each townhouse, as defined in this code, shall be constructed as a separate single-family dwelling unit and shall be separated by a minimum of an approved 2-hour rated UL listed assembly which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. The number of single family dwelling units attached in this manner shall not exceed six (6).
- E. **Section R302.3 Two family dwellings:** Amend to read as follows:  
**R302.3 Two family dwellings.** Dwelling units in two family dwellings shall be constructed as a separate single-family dwelling unit and shall be separated by a minimum of an approved 2-hour rated UL listed assembly wall or similar materials, which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. Floor/ceiling assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing and shall extend the full length of the common wall.  
**Exception:** When the complete building is provided with an approved residential fire sprinkler system, an approved 1-hour rated UL listed assembly wall can substitute for the 2-hour rated UL listed assembly wall.
- F. **Section R302.6 Dwelling/garage fire separation:** Amend to read as follows:  
**R302.6 Dwelling/garage fire separation.** The garage shall be separated from the residence and any attic area by not less than 5/8-inch type X gypsum board applied to the garage side and taped with a minimum one coat of approved joint tape and compound. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by not less than 5/8-inch type X gypsum board with one coat of approved joint tape and compound or equivalent. The garage floor shall be poured a minimum of 4-inches below the top of the foundation to form a gas curb on any wall of the garage abutting the house.  
**Delete** Table R302.6.
- G. **Section R311.2 Egress Door** Amend this section to read as follows:  
**R311.2 Egress Door.** Not less than two (2) exits shall be required from each dwelling unit. The required egress doors shall provide direct egress from habitable portions of the dwelling to the exterior without requiring travel through the garage. The required egress doors shall be a side-hinged door not less than 36” in width and six feet and eight inches (6'8") in height, except that, for doors other than the front or main entry/exit door, a minimum six foot (6') wide sliding glass door, with a minimum clear width of thirty-two inches (32") when opened, may be used. Egress doors other than the front or main entry/exit door do not require a landing when it meets the requirements of Section 311.3.2

Exception: In One and Two-Family dwellings attached (2 units) where an automatic residential fire sprinkler system is installed, not less than one (1) exit conforming to this section shall be required from each dwelling unit.

H. **R313.1 Townhouse automatic fire sprinkler systems.**

An automatic residential fire sprinkler system shall be installed in townhouses.

**Exception No. 1:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

**Exception No. 2:** An automatic residential fire sprinkler system shall not be required where, as determined and certified by an approved fire protection engineer, the existing domestic water service system cannot meet the standards set forth for the installation of such system. The applicant shall reimburse the City for the actual cost of service invoiced to the City by the fire protection engineer.

**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D.

I. **Section R313.2 One- and two-family dwellings automatic fire sprinkler systems:**

Delete this section in its entirety.

J. **Section R317.1.2.3 Wood columns:** Amend to read as follows:

**R317.1.2.3 Wood columns.** Posts, poles, and columns supporting structures that are embedded in concrete, in direct contact with the earth or are embedded in concrete exposed to the weather are prohibited.

K. **Section R322 Flood resistant construction:** Delete this section in its entirety.

*Chapter 4 – Foundations:*

A. **Section R401.1 Application:** Amend to read as follows:

**R401.1 Application.** The provisions of this Chapter shall control the design and construction of the foundation and foundation spaces of all buildings and structures and delete any provisions to the use of wood foundations.

B. **Section R402.1, 402.1.1, 402.1.2:** Delete these sections in their entirety.

C. **Section R403.1 General:** Delete the words “wood foundation” within the first sentence.

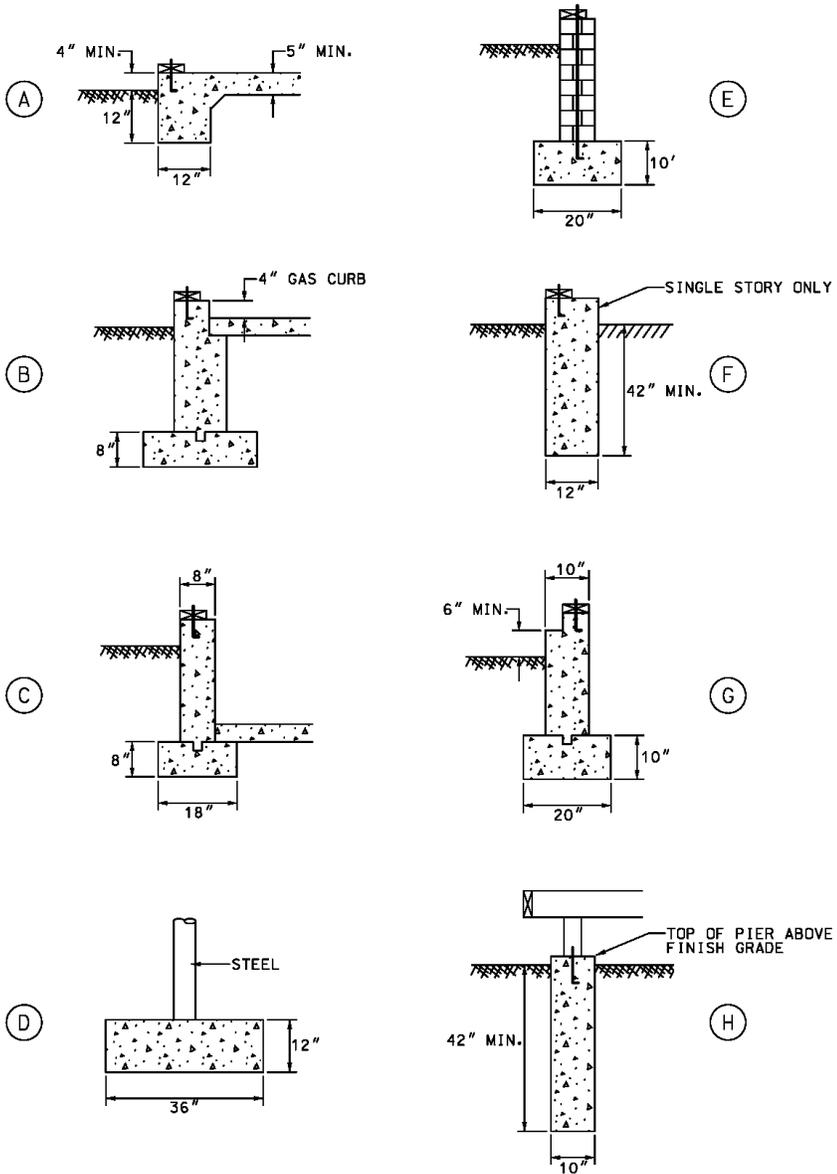
D. **Section R403.1.1 Minimum size:** Amend to read as follows:

**R403.1.1 Minimum size.** Minimum sizes for concrete and masonry footings shall be as follows. Footing width shall be a minimum of twice the width of the wall it is supporting, or a minimum of 18-inches, whichever is greater. Unless soil conditions warrant a greater width, or so designed and certified by a license

design professional, footing projections shall be equal to  $\frac{1}{4}$  the width of the footing and the wall must fit center on the footing. Single story structures may be placed on 12-inch wide by 42-inch deep trench footing. Footing thickness shall be a minimum of 8-inches or the same depth as the wall thickness, whichever is greater, or as designed by a licensed design professional. See Figure R403.1 (1) for an illustration.

- E. Table R403.1 Minimum width of concrete or masonry footings (inches):**  
Delete this table. See amended Figure R403.1(1)

Figure R403.1(1)



- A= Typical turned down detached garage slab.
- B= Typical foundation detail for attached garage with gas curb.
- C= Typical footing and wall detail.
- D= Typical pier pad for lolly column in basement.
- E= Typical footing and wall detail for masonry block wall.
- F= Typical trench foundation.
- G= Typical wall and footing for brick veneer home.
- H= Typical posthole detail for deck.
- \* - Refer to energy code for any required R-values.
- \* - Does not show required steel reinforcement.

- G. **Figure R403.1 (2) Permanent Wood Foundation Basement Wall Section:** Delete this figure.
- H. **Figure R403.1 (3) Permanent Wood Foundation Crawl Space section:** Delete this figure.
- I. **Section R403.2 Footings for Wood Foundations:** Delete this section in its entirety.
- J. **Section R404.1.5.3 Pier and Curtain Wall Foundations:** Delete this section in its entirety.
- K. **Section R404.2 Wood Foundation Walls:** Delete this section in its entirety.
- L.
- O. **Section R405.1 Foundation Drainage:** Delete Exception.
- P. **Sections R405.2:** Delete this section in its entirety.
- Q. **Sections R406.3 Damp Proofing of Wood Foundations:** Delete this section in its entirety.
- R. **Section R408 8 Under-Floor Space:** Add a new section to read as follows:  
**R408.9 Crawl Space Floor.** A minimum of a 2-inch thick slush coat of poured concrete shall be installed over a minimum of 4-inch thick stone in the crawl space, with a minimum of a six (6) mil thick polyethylene film moisture barrier with all joints lapped a minimum of 6-inches.

*Chapter 5 – Floors:*

- A. **Section R502.11.4 Truss Design Drawings:** Amend by adding the following:  
13. Layout Design
- C. **Section R504 Pressure Preserved Treated Wood Floors (on ground):** Delete this section in its entirety.
- D. **Section R506.1 General:** Amend to read as follows:  
**R506.1 General.** Concrete slab-on-ground floors for garage floors shall be minimum 4-inches thick with a minimum of 6x6 welded wire fabric embedded in the mid cross section of the slab. The compressive strength of concrete shall be as set forth in Section R402.2. Fiber mesh can be used in place of welded wire for garage floors.

- E. **Section R506.2.1 Fill):** Amend by adding a new section to read as follows:  
**R506.2.1.1 Back-Fill under Concrete Garage Floors (attached).** The sub-base for poured concrete garage floors shall be undisturbed inorganic soil. All fill material shall be clean graded sand, crushed stones, or gravel. The use of any soils as fill material is prohibited. Compacted non-organic material can be used with dowelling #4 rebar into the foundation wall a minimum of 4-inches extending into the garage floor area a minimum of 3-feet, placed 24-inches on center around the three (3) walls forming the garage area. Any practice of soaking the soils within this area will be done in strict conformance with the locally applicable water conservation ordinance and shall be metered.

*Chapter 8 – Roof-Ceiling Construction:*

- A. **Section R802.10.1 Truss Design Drawings:** Amend to read as follows:  
**R802.10.1 Truss Design Drawings.** (See Section R502.11.4, as amended by this ordinance.)

*Chapter 13 – General Mechanical System Requirements:*

- A. **Section M1307.3 Elevation of Ignition Source:** Amend by adding the following new section: M1307.3.2  
**M1307.3.2 Heating Units in Garages.** Units designed to heat the habitable space of the home shall not be located in a garage.

*Chapter 22 – Special Piping and Storage Systems: Delete Chapter 22 in its entirety.*

*Chapters 25 through 32 - Plumbing:*

- A. “Delete Chapters 25 through 32. Substitute therefore: The most current State of Illinois Plumbing Code as adopted and/or amended by the City of St. Charles.”

*Chapter 36 – Services*

- A. **E3601.7 Maximum Number of Disconnects: Delete this section in its entirety.**
- B. **E3601.8 Emergency Disconnects: Delete this section in its entirety.**

***Appendix Adoption:***

Adopt the following Appendices

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- Appendix AF – “Radon Control Systems” – Delete Figure AF103.1 and Section AF104 Testing
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**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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Council Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Attorney

Date: \_\_\_\_\_

**ORDINANCE NO. 2022-M-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 15.28 “FIRE PREVENTION CODE”  
OF THE ST. CHARLES MUNICIPAL CODE**

**WHEREAS**, not less than one (1) copy of: (a) the 2021 International Fire Code, published November 2020 by International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 and (b) the NFPA 101 Life Safety Code, 2021 edition, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02169-7471, 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 City of St. Charles has provided notice to the Capital Development Board regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3105/10.18; and

**WHEREAS**, the City Council finds it to be in the interest of the 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 15.28 “Fire Prevention Code” of the St. Charles Municipal Code be and is hereby amended by deleting it in its entirety and by substituting the following therefor:

**15.28.010 Fire Prevention Code, Life Safety Code - adopted - modifications.**

The provisions of a) the ICC International Fire Code 2021 edition, with the following Appendices,

- Appendix B – Fire Flow Requirements for Buildings
- Appendix C – Fire Hydrant Locations and Distribution
- Appendix D – Fire Apparatus Access Roads

as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, and b) the NFPA 101 Life Safety Code, 2021 edition, published by the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, Massachusetts 02269-9101, are hereby adopted by reference as if fully set forth herein, together with the amendments listed herein, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion. These codes and amendments thereto shall be known as the “City of St. Charles Fire Prevention Code.”

**15.28.020 Bureau of Fire Prevention – Establishment & Duties.**

- A. The Fire Prevention Code shall be enforced by the Bureau of Fire Prevention in the department of the City, which is established and which shall operate under the supervision of the Chief of the Fire Department.
- B. The person in charge of the Bureau of Fire Prevention shall be designated by and serve at the pleasure of the Chief of the St. Charles Fire Department.
- C. The Chief of the Fire Department may detail such members of the Fire Department as inspectors as shall from time to time be necessary.
- D. The Chief of the Fire Department shall recommend any amendments to the Code, which, in his judgment, shall be desirable.

**15.28.030 Definitions.**

- A. Wherever the words “Fire Prevention Code” or “Code” are used, they shall be held to mean the City of St. Charles, Illinois, Fire Prevention Code.
- B. Wherever the word “Municipality” is used in the Fire Prevention Code, it shall be held to mean the City of St. Charles, Illinois.
- C. Wherever the term “Corporation Counsel” is used in the Fire Prevention Code, it shall be held to mean the City Attorney for the City of St. Charles, Illinois.
- D. Wherever the term “Fire Officials,” “Fire Inspector,” “Inspector,” “Code Official,” “Authority Having Jurisdiction,” or “Fire Marshal” is used, it shall be held to mean the Chief of the St. Charles Fire Department or his designee.
- E. Wherever the term “Bureau of Fire Prevention” is used, it shall be held to mean the Bureau of Fire Prevention of the City of St. Charles, Illinois.

**15.28.040 Limits for the storage, handling, processing, manufacturing and transportation of flammable, hazardous or toxic chemicals, liquids and gases.**

- A. Prohibited Storage of Explosives and Blasting Agents. The storage, handling and use of explosives and blasting agents are hereby prohibited.
- B. Prohibited Storage of Flammable and Combustible Liquids. The storage of flammable and combustible liquids in outside, above-ground tanks is hereby restricted as follows: As approved by the Fire Prevention Code by the City of St. Charles, Illinois 60174. See Table 2306.2.3.
- C. Prohibited Storage and Manufacturing of Fireworks. The manufacture, sale, handling, use or storage of fireworks is prohibited within the corporate limit of the City of St. Charles.
- D. Restricted Bulk Storage of Liquefied Petroleum Gases. The bulk storage of liquefied petroleum gases in excess of 1,000 gallons of water capacity is hereby prohibited.
- E. Motor Vehicle Routes for Transporting Hazardous Chemicals and Other Dangerous Articles Including Liquefied Petroleum Gases and Combustible and Flammable Liquids. Routes for vehicles transporting hazardous chemicals and other dangerous articles including combustible and flammable liquids are hereby established as follows:

1. Routes approved by the state or federal governments.
2. No tank vehicles shall be parked for over one hour or left unattended at any time.

**15.28.50 Amendments to the ICC International Fire Prevention Code 2015.**

1. Amend Section 101.1 to read as follows:

**101.1 Title.** These regulations shall be known as the *Fire Code* of “City of St. Charles, Kane and DuPage Counties, Illinois.”, hereinafter referred to as “this code”

2. Amend 308.3 as follows

Under exception #1 delete item 1.2

3. Add Section 322 as follows:

**322 Miscellaneous Provisions**

**322.1 Tenant Separation.** Each tenant space shall be separated from other tenant spaces and corridors by walls, partitions, and floor-ceiling assemblies having at least a one (1) hour approved fire resistance rating.

4. Add Sections 506.3 as follows:

**506.3 Location.** The installation of the approved key box shall be approved by the Authority Having Jurisdiction. The box shall be located not more than six (6’) feet above grade. The key box may be supervised by a tamper switch.

5. Add Sections 507.5.1.2, 507.1.3 & 507.1.4

**507.5.1.2** Hydrants shall be located approximately ten (10) feet from an all-weather roadway. If this cannot be done, the closest part of the hydrant shall be set back at least five (5) feet from the curb line.

**507.5.1.3** Access to fire hydrants shall be all-weather roadways adequate in width, clearance and strength for fire fighting purposes. Such routes, including private roadways, shall be maintained accessible during all seasons of the year. Legal provisions will be required for private roads.

**507.5.1.4** Fire hydrants shall meet the requirements of the City of St. Charles and the standards of the American Water Works

Association, and shall have two (2) two and one-half (2½) inch outlets and one (1) four and one-half (4½) inch outlet with auxiliary gate valves on the hydrant branch line. Threads shall be American National Standard. Pumper outlets shall face roadways.

6. Add Section 603.11 as follows:

**603.11 Service Disconnects.** Service disconnecting means shall be provided either outside the building or via a key operated remote control, located at the fire alarm control panel or other approved location, 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.

7. Amend Section 901.6.3

**901.6.3 Records.** Records of all systems inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the *fire code official* upon request.

8. Amend Section 901.7

**901.7 System out of service.** Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. Fire protection systems shall not be out of service for more than twenty-four (24) hours for maintenance or repairs. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

9. Delete the provisions in Section 903.2 “Automatic Sprinkler Systems – Where Required” inclusive of subsections 903.2.1, 903.2.2, 903.2.3, 903.2.4, 903.2.6, 903.2.7, 903.2.9 and 903.2.10 and substitute the following therefore:

**903.2 Where required.** Notwithstanding any language to the contrary, that is contained elsewhere in this code, an approved automatic sprinkler system installed in accordance with the provisions of all applicable codes and standards shall be provided and maintained in full operating condition throughout every story and basement of all Use Groups as listed in section 302.1 of the *International Building Code*.

**Exceptions:**

1. Structures not considered to be habitable or occupiable of less than 5,000 square feet, with a low fire or life hazard risk and located not less than 30 feet from another structure. Buildings of this type would normally be classified within the Utility and Miscellaneous Group U as described in section 312 of the *International Building Code*, Provided:
  - a. The structure is continually monitored by an approved automatic fire alarm system.
2. Open Parking Garages

The requirements, contained in these exceptions, shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions to meet the intention of the code

10. Amend Section 903.6 and add 903.6.1 as follows:

**903.6.1 Change of use classification.** Notwithstanding any language to the contrary contained elsewhere in the codes adopted, an automatic sprinkler system shall be provided throughout a building, when the use classification of the building or a space within the building changes, provided one of the following conditions exists:

1. If the new or proposed use is more hazardous, based on life and fire risk, than the existing use. (see table 903.6.1)

This requirement shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions.

**Hazard Category  
Table 903.6.1**

Relative Hazard	Occupancy Classifications
1 (highest hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5 (lowest hazard)	F-2, S-2, U

11. Delete the provisions of Section 907.2 “Where required” including the exceptions and substitute the following therefore:

**907.2 Where required.** An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with 907.5, unless other requirements are provided by another section of this code. Notwithstanding any provision of Section 907 and its subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

12. Delete the provisions of Section 907.9 “Where required in existing buildings and structures” and substitute the following therefore:

**907.9 Where required in existing buildings and structures.** An approved fire alarm system shall be installed in existing buildings and structures where required in chapter 11. Notwithstanding any provision of Section 907, Section 1103.7 or their subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

14. Amend the provisions of Section 912.1 “Installation” and substitute the following therefore:

**912.1 Installation.** The type (Siamese, Storz) and size of the fire department connection shall be in accordance with the NFPA standard applicable to the system design, shall comply with Sections 912.2 through 912.7 and be subject to approval of the Fire Department. Generally, a 5-inch size, Storz type connection with a 30 degree downturn is required

15. Delete exception #2 to section 914.6.1

16. Amend item #5 and add items 6 & 7 to Section 1008.3.3 “Rooms and Spaces” as follows:

5. All restrooms
6. In all rooms and spaces over 1,000 square feet in area with an occupancy load of 20 or more.
7. All occupiable mechanical rooms

17. Amend Table 1020.2 to read as follows:

**Table 1020.2**  
**Corridor Fire Resistance Rating**

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System (c)
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, E, F, M, S, U	Greater than 30	Not Permitted	1
R	Greater than 10	Not Permitted	1
I-2 (a), I-4	All	Not Permitted	1
I-1, I-3	All	Not Permitted	1 (b)
B	Greater than 30	Not Permitted	1 (d)

(a) For requirements for occupancies in Group I-2, see Section 407.3 of the *International Building Code*.  
 (b) For a reduction in the fire-resistance rating of occupancies in Group I-3, see Section 408.8 of the *International Building Code*.  
 (c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.  
 (d) Glass permitted in wall.

18. Amend Section 2306.2.2 “Above-ground tanks located inside buildings” to read as follows:

**2306.2.2 Above-ground tanks located inside buildings.** Above-ground tanks for the storage of Class I, II and IIIA liquid fuels are not allowed to be located in buildings.

19. Amend Section 2306.2.3 “Above-ground tanks located outside” to read as follows:

**2306.2.3 Above-ground tanks located outside, above grade.** The storage of flammable or combustible liquids in outside above-ground tanks is prohibited within the corporate limits of the City of St. Charles, Illinois, except by Special Permit issued by the Fire Chief. Compliance with the following criteria is required for the issuance of a Special Use Permit for such use:

1. Above ground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.
2. Above-ground tanks used for outside, above-grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks in accordance

with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

**Exception:** Other above-ground tanks that comply with Chapter 57 where *approved by the Fire Code Official.*

3. Tanks containing fuels shall not exceed 2,500 gallons in individual capacity or 5,000 gallons in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet.
4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.
5. Above-ground tanks used for outside, above-grade storage of Class IIIB liquid motor fuel shall be listed and labeled in accordance with UL 142 or listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.
6. Above-ground tanks shall not be used for the outside storage of motor fuels at automotive service stations.
7. A site plan for the installation of the aboveground tank shall be submitted to the Fire Official showing all buildings and structures on the same parcel.
8. At least 2 (two) fire hydrants shall be provided, with an average spacing of 300 feet. 1 (one) of the required fire hydrants shall be within 300 feet of the aboveground tank.
  - a. The minimum fire flow for each hydrant shall be 2,000 GPM for a 2-hour duration.
9. The aboveground tank shall be protected with physical barriers per Section 312.2.
10. Aboveground storage tank(s) shall not be for use by the general public nor shall any liquid contained in an aboveground tank be transferred into any type vessel or device to be used or controlled by the general public. Mobile fueling shall not be allowed unless approved by the Fire Code Official and all requirements from the Office of the State Fire Marshall have been met.
11. No liquid shall be stored in an aboveground tank that has a flash point less than that of gasoline or -36 to -45 degrees F.
12. An automatic shutoff device capable of stopping the delivery of fuel into a storage tank at 90% of the tank capacity shall be provided.
13. Tank contents must be transferred by means of fixed pumps only. Pumps must be designed and equipped so as to prevent accidental discharge.
14. All tank openings associated with piping, vents, and inspections, shall be through the top of the tank only.
15. Approved anti-siphon devices shall be installed at each connection of the piping to the tank when such piping extends below the level of the top of the tank.
16. U.L. listed, portable ABC type fire extinguisher(s) shall be provided.
17. No parking is allowed within 50 feet of an aboveground tank.
18. All aboveground tank plans must include the following:

- a. Site plans as mentioned above.
- b. Aboveground tank details including all piping systems, pump and transfer systems, manufacturer's tank specifications, and all site protection, safety equipment, and safety signage per NFPA 704.
- c. The aboveground tank requires a City of St. Charles Building Permit, and 2 (two) sets of plans and specifications are required.
- d. Approval for all aboveground tank installations shall be by the Fire Code Official, The Office of the State Fire Marshal and the Building Official.



TABLE 2306.2.3  
MINIMUM SEPARATION REQUIREMENTS FOR ABOVE-GROUND TANKS

<b>CLASS OF LIQUID AND TANK TYPE</b>	<b>INDIVIDUAL TANK CAPACITY (gallons)</b>	<b>MINIMUM DISTANCE FROM NEAREST IMPORTANT BUILDING ON SAME PROPERTY (feet)</b>	<b>MINIMUM DISTANCE FROM NEAREST FUEL DISPENSER (feet)</b>	<b>MINIMUM DISTANCE FROM LOT LINE WHICH IS OR CAN BE BUILT UPON, INCLUDING THE OPPOSITE SIDE OF A PUBLIC WAY (feet)</b>	<b>MINIMUM DISTANCE FROM NEAREST SIDE OF ANY PUBLIC WAY (feet)</b>	<b>MINIMUM DISTANCE BETWEEN TANKS (feet)</b>
Class I protected above-ground tanks or tanks in vaults	2,500	15	25 <sup>a</sup>	25	15	3
Class II and III protected above-ground tanks or tanks in vaults	Same as Class I	Same as Class I	Same as Class I	Same as Class I	Same as Class I	Same as Class I
Other tanks	All	50	50	100	50	3

For SI: 1 foot = 304.8 mm, 1 gallon – 3.785 L.

a. At fleet vehicle motor fuel-dispensing facilities, no minimum separation distance is required.

20. Amend Section 5003.1 “Scope” to read as follows:

**5003.1 Scope.** The storage, use and handling of all hazardous materials shall be in accordance with this Section and Exhibit A.

21. Add Section 5601.2 “Permit required” to read as follows:

**5601.2 Permit required.** Permits shall be required as set forth in Section 105.5 and regulated in accordance with this section. An application for permit, on a form developed by the Fire Official, shall be made in writing at least sixty (60) days in advance of the display of fireworks or discharge of explosives.

22. Amend Section 5705.1 “Scope” to read as follows:

**5705.1 Scope.** Dispensing, use, mixing and handling of flammable liquids shall be in accordance with Section 5703 and this Section. Tank vehicle and tank car loading and unloading and other special operations shall be in accordance with Section 5706. 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. Unattended dispensing operations by the general public shall be prohibited. Mobile fueling shall not be allowed unless approved by the Fire Code Official and all requirements from the Office of the State Fire Marshall have been met. No tank vehicle shall be left unattended on any lot, street, highway, avenue, alley, or any other location, public or private.

Exception:

1. Containers of organic coatings having no fire point and which are opened for pigmentation are not required to comply with this Section.

23. Add section 6101.4. “Storage Prohibited/Permit Required” to read as follows:

**6101.4 Storage Prohibited/Permit Required.** Aboveground storage of liquefied petroleum gas utilizing one or more containers having a total capacity of over 1,000 gallons water capacity shall be prohibited.

24. Add section 6101.5 to read as follows:

**6101.5 Parking Restrictions.** No tank vehicle shall be left unattended on any lot, street, highway, avenue, alley or any other location, public or private.

25. Add Exhibit A:

**Exhibit A**

**Performance Guidelines for High Hazard Uses in the City of St. Charles**

1. Specific location: The geographic location and distances to other structures, rivers, streams, and other use groups.
2. Zoning: The proximate distances to assembly, educational, institutional, and residential uses and vacant land zoned for these uses.
3. Types of hazardous materials which are not allowed: Materials listed in Section 202 High Hazard Group H-1 that present a detonation hazard shall not be permitted under any circumstances.
4. Allowable construction types: Type I and II only.
5. Required fire protection for High Hazard materials:
  - a. Provide extra hazard Group II fire sprinkler system
  - b. Provide a fixed foam fire protection system
6. Required water supply system: 3,000 to 6,000 gallons per minute from a reliable source.

**15.28.060 Emergency Conditions.**

In case there shall be, in the opinion of the Fire Official, actual and immediate danger to life and property from the hazards of fire and explosion arising from the storage, handling, or use of hazardous substances, materials, or devices, or from conditions hazardous to life and property in the use or occupancy of buildings or premises, the Fire Official shall employ such labor and machinery, equipment and devices and cause the necessary work to be done to render said occupants or property temporarily safe, whether the procedure prescribed in this section has been instituted or not.

- A. Where practical and time constraints permit, the owner, occupant or other person responsible for the emergency condition shall be notified of the emergency condition, in writing, and shall have the option of making the condition safe.
- B. The owner and occupants of the premises shall be jointly and severally liable for any costs incurred in connection with the same.
- C. The Fire Official of the City of St. Charles, Illinois, shall cause proper action to be instituted against the owner of the premises, and the occupants if different than the owners, for the recovery of costs incurred by the City of St. Charles, Illinois, in the performance of the emergency work.
- D. For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them:
  - a. "Hazardous Substance" or "Hazardous Material" means any substance or material or mixture of substances which is toxic, corrosive, an irritant, strong sensitizer, radioactive, flammable, combustible, or which generates pressure through decomposition, heat or other means and which may cause injury, or illness to humans, domestic livestock, or wildlife or as defined by the Illinois Environmental Protection Act or any federal law.

- b. "Hazardous Material Incident" means an incident which threatens public health or safety involving the actual or potential release of a hazardous substance or hazardous material.
- c. "Toxic" means any substance (other than a radioactive substance) which has the capacity to produce bodily injury or illness to man through ingestion, inhalation, or absorption through any body surface.
- d. "Corrosive" means any substance which, in contact with living tissue, causes destruction of tissue by chemical action, but does not refer to action on inanimate surfaces.
- e. "Irritant" means any substance, not corrosive, which, on immediate, prolonged or repeated contact with normal living tissue, will induce local inflammatory reaction.
- f. "Strong Sensitizer" means any substance which will cause on normal living tissue through an allergic or photo dynamic process, a hypersensitivity of the same substance.
- g. "Radioactive" means any substance which emits ionizing radiation.
- h. "Flammable" means any substance which has a flash point of less than 100 degrees Fahrenheit.
- i. "Combustible" means substance with a flash point greater than 100 degrees Fahrenheit.
- j. "Person" shall mean any individual, partnership, corporation, trust, firm, company, estate, association, or other legal entity.

Control of Hazardous Substances or Hazardous Materials:

- a. It shall be unlawful for any person to use, store, deliver or transport hazardous substances or hazardous materials, or cause the use, storage, delivery or transporting of hazardous substances or hazardous materials in any manner inconsistent with the requirements of the Fire Prevention Code of the City of St. Charles or any other applicable City ordinance, County ordinance, State law or Federal law.
- b. It shall be unlawful for any motor vehicle carrying, transporting or containing a hazardous substance or hazardous material to park or stand, other than temporarily for the purpose of, and while actually engaging in, loading or unloading, on private property, without the knowledge and express consent of the person who is in charge of the property and who is aware of the nature of the hazardous substance or hazardous material the motor vehicle contains.

c. It shall be unlawful for any person using, storing, manufacturing, producing, disposing, treating, transporting or causing the use, storage, manufacture, production, disposal, treatment or transportation of any hazardous substance or hazardous material in any manner which results in a hazardous materials incident.

Hazardous Materials or Hazardous Substance Incident Expense Recovery:

a. Any person causing or permitting a hazardous material incident shall be responsible for all of the following:

1) Reimbursement in full, of any and all costs incurred by the CITY in connection with the operation (including equipment and vehicles), maintenance, and staffing required to respond to such hazardous materials incident. Vehicles and staffing will be charged the hourly rate of pay, including overtime expenses and overhead costs, for each employee who participates in such response to a hazardous materials incident. Any maintenance costs incurred by the CITY will be reimbursed at the rate of time and materials.

2) Reimbursement, in full, for any and all costs incurred by the CITY for equipment and materials used, damaged, lost, spent, destroyed or rendered irreparable in connection with a hazardous materials incident.

3) Assumption of, and all liability and costs for, any cleanup or removal resulting from any hazardous material incident, including but not limited to any independent cleanup contractor necessitated by such hazardous material incident.

4) Any and all costs and reasonable attorney's fees incurred in connection with the enforcement of the Ordinance and any collection undertaken hereunder.

b. The City of St. Charles shall prepare and forward to the person or persons causing or permitting a hazardous material incident a bill for the total costs and expenses incurred for which such person or persons are responsible pursuant to this Section; provided, however, any costs in connection with any independent cleanup contractor shall be billed directly by such contractor. Payment of the total bill shall be made within thirty (30) days of receipt. Any bill or portion of a bill remaining unpaid after thirty (30) days of receipt shall accrue interest on the unpaid balance at the rate of 1 ½% per month, or fraction of month.

Limitation of Liability: The City, its officers, agents or employees, shall not have any liability or responsibility for any claim, injury, or damage of any kind

resulting from a hazardous material incident to which the City or any of its departments, officers, agents or employees responds.

Invalidity: Should any clause, sentence, paragraph or part of this Ordinance be declared a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

**15.28.070 New materials, processes or occupancies requiring permits.**

The Building Official, the Chief of the Fire Department, and the Chief of the Bureau of Fire Prevention shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies, which shall require permits, in addition to those now enumerated in the Fire Prevention Code. The Chief of the Bureau of Fire Prevention shall post such list in a conspicuous place in his office, and distribute copies thereof to interested persons.

(Ord. 2004-M-76 § 1; Ord. 1978-M-37 Art. 5 (F).)

**15.28.080 Violation - Penalty.**

Any violations of this Chapter shall be enforced and prosecuted in accordance with the provisions of Chapter 15.101 of the St. Charles Municipal code. The Chief of the Fire Department shall have all of the rights and responsibilities given to the Building Official under Chapter 15.101 for the prosecution and enforcement of any violations under this chapter.

(Ord. 2004-M-76 § 1; Ord. 1978-M-37 Art. 5 (G).)

**15.28.090 - FIRE ALARM SYSTEMS**

- A. Purpose and Intent - The ordinance codified in this chapter is adopted for the purpose of regulating and permitting fire alarm systems to which the fire department is expected to respond and to supplement the provisions of the ICC International Fire Code, 2021 edition and the NFPA 101 Life Safety Code, 2021 edition as previously adopted.
  
- B. Applicability - The provisions of this chapter shall apply to all fire alarm systems used and operated within the jurisdiction of the St. Charles Fire Department.
  - i. The provisions of this article shall not apply to any electric, wired, or battery operated, single station smoke detectors installed to alert the occupants of any single-family residence to the danger of a fire.
  
  - ii. For the purpose of supplementing the provisions contained in this article, the City Council hereby adopts NFPA 72 - National Fire Alarm code, as referenced in the adopted Fire Prevention Code, published by the National Fire Protection Association.

C. Permit Required

- i. It is unlawful for any person, firm, partnership, corporation or other entity to use, own or lease a fire alarm system or to be in control of a protected premise, wherein an alarm system is operated or maintained without having first obtained a permit as provided in this chapter.
- ii. It is unlawful for any person, firm, partnership, corporation or other legal entity to use, own or lease an alarm system or to be in control of a protected premises wherein an alarm system is operated or maintained when a permit therefore has been revoked.
- iii. A permit must be obtained for each separately addressed operating location.
- iv. No fee shall be charged to obtain an alarm user permit.
- v. All permits issued are valid indefinitely unless revoked.

D. Permit Application -For every new fire alarm system and any time there is a change in the information required by this section, every fire alarm user shall file a completed or amended application for a fire alarm permit with the Fire Department for review and approval.

- i. Each applicant for a permit to maintain a fire alarm system shall file a written application with the Fire Department stating:
  - a. The full legal name, address and telephone number of the applicant.
  - b. The name, address and telephone number of the proposed protected premises where the fire alarm is located.
  - c. Any fire alarm system designed to transmit a signal to a fire alarm monitoring agency shall include the name, address, and telephone number of said agency.
  - d. The type of fire alarm system at the protected premises.
  - e. A list of three persons, including their addresses and telephone numbers, who can be contacted and will respond to the protected premises in the event of an emergency or to reset or deactivate the fire alarm system, or who could contact the alarm user if the alarm user is not at the protected premises.
  - f. The name, address, and telephone number of the fire alarm company that installed the fire alarm.
  - g. The name, address, and telephone number of the fire alarm company that is responsible for the maintenance and repair of the fire alarm system, if applicable.
- ii. Incomplete applications shall be returned to the applicant:
  - a. A permit will not be issued until the completed application is received and the Fire Chief or his designate has granted approval for the permit.
- iii. An application for an alarm user permit shall be denied if:

- a. The applicant has failed to pay false fire alarm fees required by this ordinance for a different protected premises under the applicant's ownership or control.
    - b. The applicant has failed to comply with any provisions of this ordinance or other ordinances of the city.
  - iv. The Fire Chief or his designate shall be responsible for processing and issuing alarm user permits.
  - v. It shall be unlawful for any alarm user to fail or refuse to amend its alarm user permit application within 14 days after any of the information required and obtained therein becomes outdated or inaccurate.
- E. Alarm Activation at a Protected Premises Where an Alarm User Permit has not Been Issued - Each notice to the Tri-Com Central Dispatch or the Fire Department of an activation of a fire alarm system at the protected premises protected by a fire alarm which is not permitted shall be considered a separate violation of this chapter and any alarm user who does not have a valid fire alarm user permit will be assessed a fine in the amount of \$300.
- F. Transfer of Alarm User Permit Prohibited - A fire alarm user permit cannot be transferred to another premises or to another person.
- G. False Alarms Prohibited - It shall be unlawful for any person to start or spread any false alarm of fire or to knowingly activate a fire alarm system for the purpose of summoning the Fire Department except if such person knows or suspects that there is an actual emergency or fire condition on the premises.
- H. False Alarms - Fines – Notifications - A response fee shall be imposed to all fire alarm users to reimburse the Fire Department for the increased costs associated with responding to excess false fire alarms from any fire alarm system at a single protected location.
  1. Any alarm user who has more than three (3) false fire alarms within a calendar year at a single protected location will be assessed fines according to the following fine schedule:
    - a. Four to five false fire alarms: \$50 fine per false fire alarm
    - b. Six to ten false fire alarms: \$100 fine per false fire alarm
    - c. More than ten false fire alarms: \$300 fine per false fire alarm
  2. After the third recorded false alarm within any calendar year for any alarmed premises, the Fire Chief or his designee shall send an invoice for response fees to the fire alarm user. Such invoice shall be sent by postage paid U.S. mail or personally delivered to the user of the alarmed premises where the false fire alarm(s) occurred.
  3. Any individual, firm, partnership, corporation, association, organization, company or other entity in control of a protected premises where an alarm system is located accused of a violation of this article may settle and

compromise the claim or violation by paying the invoice for response fees to the City, within thirty (30) days of after it is mailed. Payment of such claim or claims shall be made at the Finance Department of the City. In the event such claim or claims are not paid within thirty (30) days, or if the alarm user otherwise contests the validity of the claim, a complaint or notice to appear in court may be issued for the alleged violation.

4. The alarm user shall have the opportunity, within fourteen (14) days from the date of mailing or personal delivery, to submit a written request or meet with the Fire Chief for the purpose of showing cause as to whether circumstances exist to warrant voiding the invoice for response fees due false fire alarm activations. The Fire Chief shall review the alarm user's report and/or meet with the alarm user and issue a written finding to the alarm user as to whether or not the invoice for response fees due false fire alarm activations will be voided. The finding of the Fire Chief shall be final.
5. Any fire alarm user that exceeds the level of ten (10) false fire alarms per calendar year shall be required to enroll in the Underwriters Laboratory (UL) fire alarm certificate program. Such certificated users shall be subject to the UL random system inspections. Enrollment in this program would cease when the fire alarm user has demonstrated to the Fire Chief or his designate that the fire alarm system no longer transmits false fire alarms on a recurring basis.

I. False Fire Alarm Determinations

1. There shall be a presumption that a fire alarm activation was a false fire alarm where the Fire Chief or his designee determines that;
  - a. There is no evidence of a fire or other smoke, heat, or noxious fume condition on the protected premises that would warrant a call for immediate response from the Fire Department.
  - b. There is no evidence that extraordinary weather conditions, electrical power failures, transmission line malfunctions or other circumstances beyond the control of the alarm user caused the activation of the fire alarm.
2. Whenever a new fire alarm system is installed, no fire alarm activation from such an alarmed premises shall be deemed to be a false fire alarm within the meaning of this chapter for a period not to exceed thirty (30) days after the approved installation of said fire alarm system.

- J. Testing Equipment - No person shall conduct or cause to be conducted, any test or demonstration of any fire alarm system or signaling device which causes the Fire Department to be dispatched. All systems shall be put in "test" with the pertinent central station prior to testing and be placed back in service after the testing or work has been

completed. Any test, which is not preceded immediately by notification to the pertinent central station, shall be deemed a false fire alarm as defined by this chapter.

- K. No Liability of City - The city assumes no liability for any defects in the operation of any fire alarm system or signal line system for any failure or neglect of any person associated with the installation or maintenance of any fire alarm system, for any failure or neglect of any alarm user, for the transmission or receipt of fire alarm signals, or any failure or neglect to respond upon receipt of an fire alarm from any source. In the event that the city finds it necessary to allow for the disconnection of any fire alarm system, the city shall have no liability for such action. No special duty other than that owed to the general public shall be created by virtue of this ordinance or by virtue of the issuance of a fire alarm system permit or receipt of alarm signals by the Tri-Com Central Dispatch.
- L. Severability - If any provision, clause, sentence, paragraph, section or part of this chapter or application thereof to any person or circumstance, shall for any reason be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair, or invalidate the remainder of this chapter in the application of such provision to other persons or circumstances but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person or circumstance involved. It is hereby declared to be the legislative intent of the City Council that this chapter would have been adopted had such unconstitutional or invalid provisions, clause, sentence, paragraph, section, or part thereof not been included.
- M. Penalty for Violation - Any person, firm, or corporation violating any provisions of this Section are subject to specific fines established in this Section, or as otherwise provided in this code. Each day during which a violation in this section continues or is permitted to exist shall be considered a separate and distinct offense.

**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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_

Ordinance No. \_\_\_\_\_

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\_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of

\_\_\_\_\_, 2022.

\_\_\_\_\_  
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 15.04.030 "2021 International Mechanical Code - Regulations Adopted and Modified" of the St. Charles Municipal Code**

**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 2021 – Regulations adopted and modified:**

The provisions of the 2021 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 2021 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
  - c. Section 109.6 – “Refunds” – Delete in its entirety

- d. Section 114 – “Means of Appeal” – Delete in its entirety
- e. Section 115.4 – “Violation Penalties” – Delete in its entirety
- f. Section 301.11 – “Plumbing Connections” – Delete in its entirety and substitute the following therefore:

Section 301.11 – Plumbing Connections - Section 301.11 Plumbing Connections. All references within this code to the “international plumbing code” shall be changed to read, “Illinois plumbing code” as currently adopted, as sponsored and published by the Illinois department of public health, and as amended by the procedures and provisions of Title 15 ‘Buildings and Construction’ of the St. Charles Municipal Code.” The provisions of said plumbing code, as amended, shall apply to the installation, alteration, repair and replacement of plumbing systems, including appliances, fixtures, fittings and appurtenances thereto.

**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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 "2021 International Fuel Gas Code - Regulations Adopted and Modified" of the St. Charles Municipal Code**

**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 2021 – Regulations adopted and modified:**

The provisions of the 2021 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 2021 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 106.5.4 “Extensions” – Delete in its entirety

- c. Section 109.6 “Refunds” – Delete in its entirety
  - d. Section 113 “Means of Appeal” – Delete in its entirety
  - e. Section 114 “Board of Appeals” – Delete in its entirety
  - f. Section 115.4 “Violation Penalties” – Delete in its entirety
2. Chapter 4 Gas Piping Installations:
- a. Section 403.4.5 “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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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

Ordinance No. \_\_\_\_\_

### **An Ordinance Amending Chapter 15.40 “Property Maintenance Code”, Section 15.40.010 "2021 International Property Maintenance Code - Regulations Adopted and Modified" of the St. Charles Municipal Code**

**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, “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 2015 International Property Maintenance Code and by substituting the following therefor:

**“15.40.010 2021 Property Maintenance Code – Regulations Adopted and Modified.”**  
The provisions of the 2021 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.” Amend by adding the following new sections 102.3.1 and 102.3.2

**Section 102.3.1 Electrical.** All references within this code to the “ICC electrical code” shall be changed to read, “National Electric Code, 2020 edition (NFPA 70-2020), as prepared and published by the National Fire Protection Association, Inc., as amended by the procedures and provisions of Title 15 ‘Buildings and Construction’ of the St. Charles Municipal Code.” The provisions of said electric code, as amended, shall apply to the installation, alteration, repair, and replacement of electrical systems, including equipment, appliances, fixtures, and appurtenances thereto.

**Section 102.3.2 Plumbing.** All references within this code to the “international plumbing code” shall be changed to read, “Illinois plumbing code” as currently adopted, as sponsored and published by the Illinois department of public health, and as amended by the procedures and provisions of Title 15 ‘Buildings and Construction’ of the St. Charles Municipal Code.” The provisions of said plumbing code, as amended, shall apply to the installation, alteration, repair and replacement of plumbing systems, including appliances, fixtures, fittings and appurtenances thereto.

C. **Section 104.2 Refunds** – delete in its entirety.

D. Sections 107.1 through 107.4: Delete in their entirety and substitute the following therefor:

**107.1 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 108 – Board of Appeals** – delete in its entirety.

F. **Section 110.4 Failure to Comply.** Insert the following:

“Fees range from One hundred dollars (\$100)” to “Seven hundred and fifty dollars (\$750).”

G. **Section 111.4.1 Form** – delete section 111.4.1 in its entirety and substitute the following therefore:

**Section 111.4.1 Form** – “Be in writing, facsimile, or by electronic means.”

H. **Section 302.4 Weeds.** Insert the following:

“Eight-inches (8”).”

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

**Section 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.”

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

**304.14 Insect screens.** During the period from April 1<sup>st</sup> to October 31<sup>st</sup>, 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.”

K. 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.”

L. 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.”

M. 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.”

N. **Section 602.3. Heat Supply.** Insert the following: “January 1, December 31.”

O. **Section 602.4. Occupiable work space.** Insert the following: “January 1, December 31.”

P. **Section 703 Fire-Resistance Ratings.** Delete in its entirety

Q. **Section 704 Fire Protection Systems.** Delete in its entirety

R. **Section 705 Carbon Monoxide Alarms and Detection.** 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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

Approved as to form:

\_\_\_\_\_  
City Attorney

Council Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Date: \_\_\_\_\_

# City of St. Charles

Ordinance No. \_\_\_\_\_

## **An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.025 "2021 International Swimming Pool & Spa Code - Regulations Adopted and Modified" of the St. Charles Municipal Code**

**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 15.04.025 entitled “2015 International Swimming Pool & Spa Code-Regulations adopted and modified” and by substituting the following therefor:

### **15.04.025 – 2021 International Swimming Pool & Spa Code – Regulations adopted and modified:**

The provisions of the 2021 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 2021 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.
  - a. Section 105.4.3 Expiration – delete in its entirety.
  - b. Section 105.4.4 – Extensions – delete in its entirety.
  - c. Section 108.6. –Refunds - delete in its entirety.

- d. Section 111 Means of Appeal - delete in its entirety.
- e. Section 112 – Board of Appeals – delete in its entirety
- f. Section 113.4 – Violation penalties – 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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 15.04.060 “2021 International Existing Building Code - Regulations Adopted and Modified” of the St. Charles Municipal Code**

**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 15.04.060 entitled “2015 International Existing Building Code-Regulations adopted and modified” and by substituting the following therefor:

### **15.04.060 – International Existing Building Code 2021 – Regulations adopted and modified:**

The provisions of the 2021 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 2021 International Existing Building Code:**

1. **Chapter 1 – Scope and Administration.** Delete in its entirety. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.

**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 \_\_\_\_\_  
\_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022.

\_\_\_\_\_  
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  
"2021 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 2021 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 2015 - Regulations Adopted and Modified,” and by substituting the following therefor:

“15.04.055 International Energy Conservation Code 2021 – Regulations Adopted and Modified. The provisions of the 2021 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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ordinance No. \_\_\_\_\_

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Council Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

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 2020 Regulations Adopted and Modified” 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 2020 – Regulations Adopted and Modified.**

The provisions of the 2020 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 three (3) copies 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.

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 225 Outside Branch Circuits and Feeders**
  - a. **Section 225.30 Number of Supplies:** Add a new paragraph to read as follows:  
G) Everything in this complete section applies only to feeders and branch circuits, and not Electric Utility services.
5. **Article 230 Services Part 1 General**
  - a. Section 230.2 Number of Services: revise by adding the following language:  
All new construction, as well as One and Two-Family Attached (two units) and Detached dwellings that are rebuilt or added onto from the foundation or partial foundation upward, are required to have an underground electrical service.
  - b. 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 necessary

Add 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
  - c. **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 230.43 Wiring Methods for 1000 volts, nominal, or Less:** revise by deleting the list of approved methods and substituting the following:
  - (1) Rigid Metal Conduit (RMC)
  - (2) Intermediate Metal Conduit (IMC)
  - (3) Rigid Polyvinyl Chloride Conduit (PVC)- but only for underground installations with conversion to RMC or IMC above grade if exposed.
- e. **Section 230.44 Cable Trays: Delete entire section**
- f. **Section 230.46 Spliced and Tapped 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. Taps on the line side of the service main disconnect are not allowed.
- g. **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.
- h. **Section 230.70 General (A) Location: (3) Remote Control:** revise by deleting and substituting the following: Where remote control devices are 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.
- i. **Section 230.71 Maximum Number of Disconnects:** revise by deleting the entire section and substituting the following:

All buildings are limited to one (1) electric service in accordance with 230.2 and one (1) electric service disconnect. Exceptions are as listed in 230.2; single family residences are limited to one (1) service; two family duplex residences are limited to two (2) services; townhomes of three to six residences are limited to three (3) to six (6) services; and multi-tenant buildings must have one (1) building service disconnect which is ahead of all tenant metered services.
- j. **Section 230.79 Rating of Service Disconnecting Means (C) One and Two-Family Attached (two units) and Detached Dwelling:** revise by deleting and substituting the following:

(C) **One-and Two-Family Attached (two units) and Detached Dwelling:** All electric panel installations for new single-family dwellings and remodel/additions of existing dwellings that rebuild from the foundation or any part thereof upward shall be a minimum of 200-ampere rated. The main service disconnecting means (circuit breaker or fused switch) shall be 200-ampere rated.

(D) **All Others:** revise by deleting and substituting the following:

(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.

k. **Section 230.82 Equipment Connected to the Supply Side of Service**

**Disconnect:** revise by deleting all and substituting the following:

Only the following equipment shall be permitted to be connected to the supply side of the service disconnecting means:

(1) Cable limiters- only allowed when reviewed and approved by the Electric Utility.

(2) Meters and meter sockets nominally rated not in excess of 1000 volts, if all metal housings and service enclosures are grounded in accordance with Part VII and bonded in accordance with Part V of Article 250.

Equipment and interconnections cannot be installed on the supply side of the service meter/main.

l. **Section 230.85 Emergency Disconnects:** revise by deleting all and substituting the following:

“Emergency Disconnect-Not Service Disconnect” installations are not allowed. Residential services 1-2-3-4-5-6 family installations (single family, duplexes, townhomes for 3-6 units) allowed to have a single service to the building with separate meter/mains for each occupancy, with required labeling. All other buildings are to have an exterior service main disconnect or an exterior key operated switch to disconnect an interior shunt-trip service main disconnect.

6. **Article 242 Overvoltage Protection:**

a. **Section 242.12 Type 1 SPDs (A) Installation (1):** revise by deleting and substituting the following:

(1) Equipment and connections to the supply side of the service disconnect are not allowed.

b. **Section 242.12 Type 1 SPDs (B) At the Service:** revise by deleting and substituting the following:

(1) Equipment grounding terminal in the service equipment.

7. **Article 250 Grounding and Bonding**

- a. **Section 250.24 Grounding of 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 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.

- b. **Section 250.25 Grounding Systems Permitted to be Connected on the Supply Side of the Disconnect:** revise by deleting and substituting the following:

Grounding electrode conductors and equipment grounding conductors are not allowed to be connected on the supply side of the service main disconnect.

- c. **Section 250.28 Main Bonding Jumper and System Bonding Jumper (A) Material:** revise by deleting and substituting the following:

Main bonding jumpers and system bonding jumpers shall be of copper. Main bonding jumpers and System bonding jumpers shall be copper conductors or factory supplied or approved bus.

- d. **Section 250.50 Grounding Electrode System:** revise by deleting and substituting the following:

All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be utilized for grounding the electric service at the first point of disconnect only, and all grounding electrode conductors and their respective raceways must be installed directly from the grounding electrode in a dedicated raceway.

- e. **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 electrode is a rod type as specified in 250.52 (A) (5), then that electrode must also have a supplemental additional electrode of a type specified in 250.53 (A) (2), unless as noted in 250.53 (D) (2) Exception that 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. All supplemental electrodes shall be connected with a grounding electrode conductor to the grounded service-entrance conductor at the service main disconnecting means, except that a 250.52 (A) (5) supplemental ground rod electrode may connect to the first additional electrode if it is also a ground rod.

- f. **Section 250.62 Grounding Electrode Conductor Material:** revise by deleting and substituting the following: All grounding electrode conductors shall be copper, and

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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.

- g. **Section 250.64 Grounding Electrode Conductor Installation:** Section 250.64 installations must be in accordance with Section 250.50.

**(A) Aluminum or Copper-Clad Aluminum:** revise by deleting and substituting the following:

All grounding electrode conductors shall be copper only.

**(B) Securing and Protecting Against Physical Damage:** revise by deleting and substituting the following:

All grounding electrode conductors shall be installed in an independent and dedicated raceway directly from the grounding electrode to the service single first point of disconnect.

**(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.

**h. Section 250.68 Grounding Electrode Conductor and Bonding Jumper**

**Connection to Grounding Electrodes (C) Grounding Electrode Connections:**

revise by deleting (1), (2) and (3) and substituting the following:

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.

**i. Section 250.118 Types of Equipment Grounding Conductors:** revise by deleting and substituting the following:

The equipment grounding conductor must be a separate copper conductor run with

the circuit conductors unless given exemption by the City of St. Charles Municipal Electric Utility which may require approved certified testing.

**7. Article 300 General Requirements for Wiring Methods and Materials**

**a. 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 may be used with the approval of the City of St. Charles Building and Code Enforcement Department for corrosive or other special application areas.
  - b. **Section 300.5 (C) Underground Installations:** delete Exception No. 1 and delete Exception No. 2
  - c. **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.
  - d. **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.
  - e. **Table 300.5 Minimum Cover Requirements, 0 to 1000 volts, Nominal, Burial in Millimeters (Inches):** revise by deleting the fourth row and substituting the following fourth row description 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.
8. **Article 310 Conductors for General Wiring**
- a. **II Installation: Section 310.10 Uses Permitted (G) 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 the same number of conductors and shall have the same electrical characteristics. All conductors of a circuit shall have the same physical and electrical characteristics.
  - b. **Section 310.3 Conductors (B) Conductor Material.** Revise by deleting and substituting the following:

(B) Conductor Material. Other than service conductors provided by the Utility, or multiplexed aerial cables as allowed by 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 Department or the City of St. Charles Municipal Electric Utility.

9. **Article 314 Outlet, Device, Pull, and Junction Boxes; Conduit Bodies; Fittings; and Handhole Enclosures:**
  - a. **Section 314.28(E):** add to description- Power Distribution Blocks are not allowed on the supply side of a service disconnect.
  - a. **Section 314.3 Nonmetallic Boxes.** Delete this section.
  - b. **Section 314.43 Nonmetallic Boxes.** Delete this section.
  
10. **Article 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS**
  - a. **Section 334.40 Boxes and Fittings (A) Boxes of Insulating Materials.** Revise by deleting and substituting the following:  
Nonmetallic outlet boxes are only permitted for use in corrosive applications as determined and approved by the City of St. Charles Building and Code Enforcement Department.
  - b. **Section 334.40 Boxes and Fittings (B) Devices of Insulating Materials:** Delete this section.
  
11. **Article 625 Electric Vehicle Power Transfer System**
  - a. **Section 625.1 Scope:** revise by adding the following:  
EV Power Transfer Systems require an electric service application and permitting through the Building and Code Enforcement Division. All permits will be reviewed for impacts to the Customer's service and the Utility Distribution System.
  
12. **Article 695 Fire Pumps**
  - a. **Section 695.3 Power Source(s) for Electric Motor-Driven Fire Pumps, (B) Multiple Sources (2) Individual Source and On-Site Standby Generator :** add a new paragraph to read as follows:  
Signage- where a generator provides a secondary source for a fire pump, and the generator feeds other systems, clearly marked key operated shunt trip switches must be provided at the fire panel allowing Fire Department personnel the ability to open main breakers to panels not feeding the fire pump.
  
13. **Article 700 Emergency Systems**
  - a. **Section 700.16 Emergency Illumination:** Add new paragraph to read as follows:  
(1) Additional spaces that require emergency lighting shall include all restrooms and mechanical rooms.
  
14. **Article 701 Legally Required Standby Systems: 1- General**

- a. **Section 701.5 Transfer Equipment (A) General :** add new paragraph to read as follows:  
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 701.12 (B) Equipment Design and Location Set:** add new paragraph to read as follows:

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 80dB (decibels). Sound enclosures or sound barrier walls or other sound mitigation may be required if the noise level near SCMEU equipment exceeds 80dB. 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.

**15. Article 702 Optional Standby Systems**

- a. **Section 702.5 Transfer Switches (B) Meter Mounted Transfer Switches:** delete

**16. Article 705 Interconnected Electric Power Production Sources**

- a. **Section 705.11 Supply Side Source Connections:** delete
- b. **Section 705.12(B)(3) Bus bars (6):** delete

**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.

Ordinance No. 2022-M

**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.

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Lora Vitek, Mayor

ATTEST:

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City Clerk

COUNCIL VOTE:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

APPROVED AS TO FORM:

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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 2014 - 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 \_\_\_\_\_, 2022.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Council Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Attorney

Date: \_\_\_\_\_