



VILLAGE OF PINGREE GROVE

ORDINANCE NO. 2024-O-17

**AN ORDINANCE AMENDING VILLAGE CODE TITLE 10-2-1 ADOPTION OF
BUILDING CODES, 10-2-2 AMENDMENTS, AND 10-2-3 PENALTY
FOR THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 5TH DAY OF AUGUST 2024

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
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FOR THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

WHEREAS, the Village of Pingree Grove (the "Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ICLS 5/1-1 *et seq.*; and

WHEREAS, the Village desires to update language within its Village Code as it pertains to building code

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, as follows:

SECTION ONE: VILLAGE CODE TITLE 10-2-1, VILLAGE CODE TITLE 10-2-2, AND VILLAGE CODE TITLE 10-2-3

Village Code Title 10-02-1, 10-2-2, and 10-2-3, shall be amended to delete the stricken through text and add the underlined language and shall read as read in Exhibit A:

SECTION TWO: GENERAL PROVISIONS.

REPEALER: All Ordinances or portions thereof in conflict with this Ordinance are hereby repealed, amended to be consistent with this requirement, or superseded by this requirement.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of the Ordinance.

EFFECTIVE DATE: This Ordinance shall take effect as provided for under Illinois law. This Ordinance will go into effect on October 1, 2024.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois this 5th day of August 2024 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Joseph Hirschbein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Luke Hall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Adam Hagg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Ed Tarnow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Brook Carey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Kevin Pini	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Amber Kubiak, President of the Board of Trustees
Village of Pingree Grove

ATTEST:

(SEAL)



Laura L. Ortega, Clerk
Village of Pingree Grove



CHAPTER 2

BUILDING CODES

SECTION:

10-2-1: Adoption Of Code

10-2-2: Amendments

10-2-2-1 : Building Code Amendments

10-2-2-2 : Mechanical Code Amendments

10-2-2-3: Electrical Code Amendments

10-2-2-4: Residential Code Amendments

10-2-2-5: Fire Code Amendments

10-2-2-6: Property Maintenance Code Amendments

10-2-2-7: Fuel Gas Code Amendments

10-2-2-8: Energy Conservation Code Amendments

10-2-2-9: Swimming Pool and Spa Code Amendments

10-2-3: Penalty

10-2-1 : ADOPTION OF CODES:

The village hereby adopts the following codes and standards as the building codes of the village:

2021 edition of the International Building Code (2021 International Building Code or 2021 IBC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

2021 edition of the International Existing Building Code (2021 International Existing Building Code or 2021 IEBC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

2021 edition of the International Mechanical Code (2021 International Mechanical Code or 2021 IMC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

2020 edition of the National Electrical Code (2020 National Electrical Code or 2020 NEC), as published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA U.S. 02169

2021 edition of the International Residential Code (2021 International Residential Code or 2021 IRC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

Current edition of the Illinois Plumbing Code, as adopted and amended by the State of Illinois

2021 edition of the International Fire Code (2021 International Fire Code or 2021 IFC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

2021 edition of the International Property Maintenance Code (2021 International Property Maintenance Code or 2021 IPMC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

2021 edition of the International Fuel Gas Code (2021 International Fuel Gas Code or 2021 IFGC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

Current edition of the Illinois Energy Conservation Code, as adopted and amended by the State of Illinois.

2021 edition of the International Swimming Pool and Spa Code (2021 International Swimming Pool and Spa Code or 2021 ISPSC), as published by the International Code Council, 200 Massachusetts Ave NW, Washington, DC 20001.

Illinois Accessibility Code, as adopted and amended by the State of Illinois.

2021 edition of the NFPA 101 (2021 Life Safety Code), as published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA U.S. 02169

A copy of these codes are on file in the office of the village clerk for public use and inspection. (Ord. 2004-01, 1-19-2004; amd. 2011 Code)

10-2-2 : AMENDMENTS:

10-2-2-1 : BUILDING CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 International Building Code:

Revise Section 101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

Revise Section 101.2.1 in its entirety and replace it with the following: Appendices. Provisions in the appendices shall not apply unless specifically adopted. The village adopts the following Appendices: A (Employee Qualifications), C (Group U – Agricultural Buildings), F (Rodentproofing), G (Flood-Resistant Construction), and J (Grading).

Section 102.5 Insert the following: Where more restrictive in any respect, the limitations, or requirements of any other Village of Pingree Grove regulations shall take precedence over the regulations of this code.

Insert Section 105.1.3, with the following: Culvert and Site Access. Before any construction, site work, or grading excavation may be commenced on any property, lot, or tract there shall be first installed, inspected, and approved by the village engineer a culvert and gravel base access to each such property, lot, or tract.

Insert Section 105.3.3, with the following: Fees. The Village of Pingree Grove shall establish fees for all permits. No fees for plan review or a permit shall be refunded.

Revise Section 105.6 in its entirety and replace it with the following: Expiration. Every permit issued shall expire through inactivity where such work authorized by the permit fails to commence within 180 days of permit issuance, or if the work authorized by the permit is suspended or abandoned for a period greater than 180 days after last approved inspection step within the work authorized by the permit. All permits expire within one year of the date of permit issuance. The Village Manager is authorized to grant in writing one or more permit extensions for periods not to exceed 90 days. The petitions for permit extension shall be made in writing by the permit holder prior to the permit expiration. The petition must clearly outline justification for the extension through a demonstratable hardship.

Insert Section 105.6.1, with the following: Demolition permit expiration. Demolition permits issued shall expire 90 days from date of permit issuance. Extensions shall not be granted to avoid expiration of a demolition permit.

Revise Section 105.7 in its entirety and replace it with the following: Placement of permit. At time of permit issuance, the Village of Pingree Grove shall issue a permit placard. The permit placard shall be posted in a conspicuous location viewed from the public right of way. The permit placard shall remain posted until completion of the project and issuance of either a certificate of completion or certificate of occupancy.

Insert Section 107.2.6.2, with the following: Compliance with Grading Plan Ordinance. Any work, which includes bringing fill to a site or alteration to the grading and/or drainage of a lot, requires a building permit. The owner shall submit plans, surveys and specifications signed and sealed by a professional engineer licensed within the State of Illinois.

Insert Section 107.2.7.1, with the following: Foundations. The foundation design shall indicate the top of the foundation in relation to the crown of the pavement (as measured at the lowest point of the crown of the pavement between the ends of the property lines) of the street on which a building abuts or the building and lot shall comply with the current grading ordinance.

Insert Section 107.2.8, with the following: Any applicant for a building permit for construction of a building which requires the extension of the water or sewer system or the installation of a well or septic system shall submit detailed plans for said construction.

Revise Section 109.1 in its entirety and replace it with the following: Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The fees will be calculated using Title 10, Chapter 4 of the village code based on the gross floor area per Section 109.1.1.

Insert Section 109.1.1, with the following: Gross floor area for fee calculation. Calculation of the permit fee shall be based on the annual fee schedule using the total gross floor area of the building. The total gross floor area shall include the area of each floor. The gross floor area of each floor is measured from the exterior face of the exterior walls or from the centerline of the fire wall separating two buildings. Disputes in the calculation of gross floor area shall be appealed to the Village Manager. The gross floor area of a building shall include but not be limited to:

1. Elevator shafts and the stairwells.
2. Mechanical equipment unless located on the roof either open or enclosed.
3. Attic space having headroom conforming to the definition of habitable space.
4. Interior balconies or mezzanines.
5. Enclosed porches.
6. Interior off street parking or loading areas.
7. Outdoor display areas.
8. Basement.
9. Garage(s).
10. Crawl spaces.

Revise Section 110.3 in its entirety and replace it with the following: Required Inspections. In adherence with the Village inspection scheduling process, the permit holder shall request all inspections set forth in Sections 110.3.1 through 110.3.23. The request for the inspection shall occur no later than 4:00 PM on the business day prior to the inspection.

- 110.3.1 Site Preparation and/or Culvert: An inspection to ensure the adequate provision of all required soil erosion control and tree protection prior to grading, footing excavation, or any other work on the property.
- 110.3.2 Footing Excavation: An inspection is required before concrete is poured and after excavation and forming have been completed.
- 110.3.3 Foundation Forms: An inspection is required after the foundation wall forms are set and before concrete is poured.
- 110.3.4 Foundation Wall: An inspection is required before backfilling. This inspection shall occur after the foundation drainage system and damp proofing have been completed.
- 110.3.5 Foundation Elevation: Immediately after the foundation has been poured prior to framing, the owner or contractor shall submit to the building commissioner two (2) copies of an onsite location of the structure showing the top of foundation elevations in USGS datum, prepared by a registered land surveyor and the distances to the lot lines. This elevation survey shall be approved by the village engineer. In no case shall a final inspection for certificate of occupancy be made until such information is provided.
- 110.3.6 Driveway: After placing of forms or otherwise establishing the border of a driveway and prior to installation of asphalt, concrete pavers, or other hard surfaced material, an inspection is required to ensure that the driveway complies with the approved site plan, maximum and minimum width requirements, and setback requirements. Placement of driveway forms and the driveway inspection can be conducted at any time during the construction process.
- 110.3.7 Electric Service: An inspection is required after electric panel, meter enclosure, and temporary ground have been installed.
- 110.3.8 Underfloor Plumbing: An inspection shall be performed of all plumbing installed under the floor system of the building. The inspection shall occur once all plumbing is in place, but prior to covering it by concrete or floor sheathing.
- 110.3.9 Underground Plumbing: An inspection shall of all underground plumbing systems installed outside of the building footprint. The installation shall comply with the requirements of the adopted edition of the International Plumbing Code. These inspections may include but not be limited to water service piping, sewer, storm drainage, or irrigation.
- 110.3.10 Rough Framing: An inspection is required before any insulation and vapor barrier is installed and after the rough framing, rough plumbing and rough electrical work are completed.
- 110.3.11 Rough Plumbing: An inspection is required before and after any insulation and vapor barrier is installed.
- 110.3.12 Rough Electric: An inspection is required before any insulation and vapor barrier is installed or any underground electrical work is covered by concrete and after the rough electrical work is complete.

- 110.3.13 Framing inspection for Type IV-A, IV-B, and IV-C connections. In buildings of Types IV-A, IV-B and IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.
- 110.3.14 Insulation And Vapor Barrier: An inspection is required before any interior wall finish is applied and after the insulation and vapor barrier are installed.
- 110.3.15 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.
- Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly are not required to be inspected. These products, when not inspected must be installed in compliance with this code and the product listing.
- 110.3.16 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.
- 110.3.17 Septic System: If a private sanitary sewer system is used and has been approved by Kane County a final inspection and approval by Kane County is required.
- 110.3.18 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.
- 110.3.19 Other inspections. In addition to the prescriptive requirements of the Illinois Accessibility Code, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the village.
- 110.3.20 Special inspections. For special inspections, see Chapter 17.
- 110.3.21 Final: Final inspection is required before issuance of a building certificate of occupancy for a structure. The final inspection shall ensure that the building and site comply with all village codes and regulations including but not limited to the building codes, zoning ordinance, and engineering requirements. It shall include inspections for the following: building, mechanical, electrical, plumbing, site engineering, landscaping, and fire protection. All fire protection systems shall be approved by the building commissioner after inspection by the local fire protection district.
- 110.3.22 Bond Release: An inspection is required prior to the release of any outstanding bonds to ensure compliance with all but not limited to local codes, ordinances and standards including landscaping improvements.
- 110.3.23 General: These inspections shall include but not be limited to:
1. A reinspection required, as a result of builder error shall be performed at an additional fee, which is subtracted from the bond or payable before release thereof.
 2. Proper and safe ladders for access to basements and attic are the responsibility of the contractors. There will be no inspections performed if adequate ladders are not provided.
 3. All materials required for testing are the responsibility of the contractor.
 4. All job sites shall have an approved sign indicating the address and permit number. The sign shall have provisions for the placing of inspection forms when there is no property representative on site. The provisions shall keep the inspection form dry and from blowing away.
The sign shall be a minimum of 24 inches by 24 inches and no greater than 36 inches by 36 inches. Provisions shall be made at the sign for storing an approved set of plans until the structure is tight to the weather.
The location of the plans and inspection forms shall be placed in a location approved by the inspector. It shall be visible from the street or right of way and not be located in the right of way.
The copy of the approved plans shall be on the job site at all times.

Revise Section 111.3 in its entirety and replace it with the following: Temporary occupancy permit. The village shall require a permit for temporary occupancy.

1. For single-family or two-family dwellings, a temporary occupancy permit may be issued at the discretion of the Village when the dwelling is otherwise approved for occupancy, but the driveway, exterior landscaping and/or site work has not been completed. The time to complete outstanding exterior improvements shall not exceed 90 days. The permit holder may petition for a permit extension per Section 105.6, at the discretion of the Village.

2. For all other occupancy types, a temporary occupancy permit may be issued prior to the issuance of a certificate of occupancy at the sole discretion of the Village. Buildings intended for temporary occupancy must meet the requirements of Section 111.3.1.

Insert Section 111.3.1, with the following: Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered under the permit and approved construction documents. The permit holder must petition the Village of Pingree Grove for temporary occupancy. The building official may only grant temporary occupancy where the following have been met:

1. The building official shall request from the permit holder an itemized breakdown of all outstanding work, with valuation to complete the project per the permit and approved construction documents. This document shall be reviewed by the building official for accuracy and completeness.
2. The village engineer shall request from the permit holder an itemized breakdown of all outstanding work, with valuation to complete the project per the permit and approved construction documents. This document shall be reviewed by the village engineer for accuracy and completeness.
3. The permittee shall post within an escrow account an amount equal to 150% of the cost to complete the project per the permit and approved construction documents. These funds will be surrendered to the Village of Pingree Grove for failure to complete the project.
4. Temporary occupancy is limited to those portions of the building or tenant space where all work has been completed. Occupants must not egress through any area with construction activity. The means of egress system for the area approved for temporary occupancy must comply with the prescriptive requirements of the International Building Code and the International Fire Code, as regulated by the Pingree Grove Fire Protection District.
5. All fire protection systems shall be inspected, tagged into service, and approved by the Pingree Grove Fire Protection District prior to stocking the building with combustible materials or approval for temporary occupancy. Written approval by the Pingree Grove Fire Protection District shall be provided to the Village of Pingree Grove prior to temporary occupancy approval.
6. The permit holder shall provide a written agreement that all work required for full occupancy will be completed on or before the date mandated by the Village of Pingree Grove.

Section 113 Means Of Appeal: Delete 112.1 through 112.3 and insert:

Section 113.1 Application For Appeal: Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.

Section 113.2 Membership Of Board: The board of appeals shall be comprised of the village president and board of trustees of the village of Pingree Grove.

Section 113.3 Open Hearing: All hearings before the board shall be open to the public and in compliance with the provisions of the open meetings act. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

Section 113.4 Board Decision: The board shall modify or reverse the decision of the code official by a concurring vote of a majority of its sitting members.
(Ord. 2004-01, 1-19-2004)

BUILDING DEPARTMENT. The building department of the village of Pingree Grove as administered by the village building commissioner or if none, the president, or his appointee.

ESCROW. The sequestered amount or security approved by the building department and/or the village engineer and created by an applicant for a temporary occupancy permit running in favor of the said applicant and the village to guarantee completion of the building, structure, or construction.

PERMIT HOLDER. The individual or contracting company that the Village of Pingree Grove has issued a construction permit to complete the narrowly defined scope or description of work reflected within the permit application and Village of Pingree Grove approved construction documents.

SWIMMING POOLS. Any structure intended for public or private swimming, recreational bathing or wading that contains water over 18 inches (457.2 mm) deep. This includes in-ground, above-ground, and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

TEMPORARY OCCUPANCY PERMIT. A permit issued by the village building department allowing for conditional occupancy for a period prior to the establishment of full occupancy rights for a building or structure.

Revise Section 901.6 in its entirety and replace it with the following: Supervisory service. Where required, fire protection systems shall be monitored by an approved supervising station in accordance with NFPA 72. The monitoring of all fire protection systems shall be to an approved location.

Revise Section 903.1 to read as follows:

General. Automatic sprinkler systems shall comply with this section. An automatic sprinkler system shall be installed in all Groups A, Group B, Group E, Group F, Group H, Group I, Group M, Group R, Group S and Group U occupancies.

Revise Section 903.1.1 to read as follows:

Alternative protection. In cases where municipal water connections cannot be provided due to unforeseen situations the fire code official shall designate an alternative type sprinkler system using tank water per NFPA 13 (2019). Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Review to include Section 903.1.2 to read as follows:

Variance. The Village Board of Trustees in consultation with the Pingree Grove & Countryside Fire Protection District Fire Chief and through a majority vote may approve a variance to the automatic sprinkler system requirements. The applicant seeking a variance to the automatic sprinkler system requirements must file a petition prepared by a registered design professional that proposes an equivalency to the prescriptive requirement and pay filing fees established by the Board of Trustees.

Revise Section 903.2.1.1 to read as follows:

An automatic sprinkler system shall be provided in all Group A-1 occupancies.

Revise Section 903.2.1.2 to read as follows:

An automatic sprinkler system shall be provided in all Group A-2 occupancies.

Revise Section 903.2.1.3 to read as follows:

An automatic sprinkler system shall be provided in all Group A-3 occupancies.

Revise Section 903.2.1.4 to read as follows:

An automatic sprinkler system shall be provided in all Group A-4 occupancies.

Revise Section 903.2.1.1 to read as follows:

An automatic sprinkler system shall be provided in all Group A-I occupancies.

Revise Section 903.2.3 to read as follows:

An automatic sprinkler system shall be provided in all Group E occupancies.

Revise Section 903.2.4 to read as follows:

An automatic sprinkler system shall be provided in all Group F-1 occupancies.

Revise Section 903.2.4.1 to read as follows:

Woodworking operations. An automatic sprinkler system shall be provided in all woodworking operations.

Revise Section 903.2.4.3 to read as follows:

Group F-1 upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of upholstered furniture or mattresses.

Revise to include Section 903.2.4.4 to read as follows:

Group F-2. An automatic sprinkler system shall be provided in all Group F-2 occupancies.

Revise Section 903.2.5 to read as follows:

An automatic sprinkler system shall be provided in all Group H occupancies.

Revise Section 903.2.6 to read as follows:

An automatic sprinkler system shall be provided in all Group I occupancies.

Revise Section 903.2.7 to read as follows:

An automatic sprinkler system shall be provided in all Group M occupancies.

Revise Section 903.2.7.2 to read as follows:

Group M upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses.

Revise Section 903.2.8 to read as follows:

An automatic sprinkler system shall be provided in all Group R occupancies.

Revise Section 903.2.9 to read as follows:

An automatic sprinkler system shall be provided in all Group S-1 occupancies.

Revise Section 903.2.9.1 to read as follows:

Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages.

Revise Section 903.2.9.2 to read as follows:

Bulk storage of tires. Buildings and structures used for the bulk storage of tires shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Revise Section 903.2.9.4 to read as follows:

Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area is used for the storage of upholstered furniture or mattresses.

Revise Section 903.2.10 to read as follows:

An automatic sprinkler system shall be provided in all Group S-2 occupancies and within buildings containing a Group S-2 fire area.

Delete Section 903.2.11

Delete Sections 903.2.11.1 through 903.2.11.6.

Delete Table 903.2.11.6.

Revise Section 1102.1 in its entirety and replace it with the following: Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, and the Illinois Accessibility Code. Where a conflict occurs between the codes and the Illinois Accessibility Code, the most restrictive provision shall govern.

Section 1612.3 Insert "the village of Pingree Grove".

Section 1612.3 Insert "the of adoption of the flood regulations".

Section 2701.1 Add the following paragraph:

The village building commissioner shall require that the provisions of the adopted edition of the "National Electrical Code (NFPA 70)" as presently in force or as the same may be hereafter amended or modified, be incorporated herein by reference and adopted as the standard and that all such installations shall conform to the provisions of the "National Electrical Code (NFPA 70)". Where a conflict occurs between the codes, the most restrictive provision shall govern.

Chapter 29 Delete all sections in chapter 29 and insert the following: The village building commissioner shall require that the provisions of the current "Illinois Plumbing Code", 225 Illinois Compiled Statutes 320/1 et seq., as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purposes hereof. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions.

Section 3107.1 Insert the following: Where more restrictive in any respect, the limitations, or requirements of any other village of Pingree Grove sign ordinance shall take precedence over the regulations of this code.

10-2-2-2 : MECHANICAL CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the International Mechanical Code:

Revise Section 101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

Revise Section 101.2.1 in its entirety and replace it with the following: Appendices. Provisions in the appendices shall not apply unless specifically adopted. The village adopts Appendix A (Chimney Connector Pass-Throughs).

Revise Section 109.1 in its entirety and replace it with the following: Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The fees will be calculated using Title 10, Chapter 4 of the village code.

Section 114 Means Of Appeal: Delete 114.1 through 114.4 and insert: See the appeals board created in the building code.

Revise Section 1202.4 in its entirety and replace it with the following: Hydronic pipe shall conform to the standards listed in Table 1202.4. The exterior of the pipe shall be protected from corrosion and degradation. The use of lead piping, lead fittings, and lead solder is prohibited.

10-2-2-3 : ELECTRICAL CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2020 edition of the National Electrical Code (NFPA 70-2020):

Revise to include Section 250.50(A): Grounding Electrode Systems for New Construction. New buildings or structures shall use a concrete-encased electrode specified in 250.52(A)(3) as the primary grounding electrode system. Where available and installed, grounding electrodes described in 250.52(A)(1) through (A)(7) shall be bonded together to form the grounding electrode system.

10-2-2-4 : RESIDENTIAL CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the-2018 edition of the International Residential Code (2018 IRC):

Revise Section R101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

Revise Section R102.5 in its entirety and replace it with the following: Appendices. Provisions in the appendices shall not apply unless specifically adopted. The village adopts the following Appendices: AA (Sizing and Capacity of Gas Piping), AB (Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for use with Type B Vents), AC (Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems), AD (Recommended Procedure for Safety Inspection of an Existing Appliance Installation), AF (Radon Control Methods), AI (Private Sewage Disposal), AJ (Existing Buildings and Structures), and AK (Sound Transmission).

Revise to include Section R106.6 : Section R106.6 No plans shall be approved for permit unless such plans are signed and sealed either by an architect, structural engineer or a professional licensed by the state of Illinois provided that the person who signs and seals such plans shall be permitted to do so within the limitations of the particular act under which he or she is licensed to practice; such licensed professional shall sign and seal those portions of the plan for which he or she is responsible with the following exceptions:

1. Minor alterations to one- and two-family properties, which do not involve structural changes.
2. Residential accessory buildings not over 660 square feet in area or 16 feet in height measured from the finished floor to the top of the ridge.
3. Residential decks that are not roofed over or designed with a structure overhead.

Revise Section R108 in its entirety and replace it with the following: Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The fees will be calculated using Title 10, Chapter 4 of the village code.

Section R112 Board of Appeal in its entirety and insert:

Section R112.1 Application for Appeal: Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.

Section R112.2 Membership of Board: The board of appeals shall be comprised of the village president and board of trustees of the village of Pingree Grove.

Section R112.3 Open Hearing: All hearings before the board shall be open to the public and in compliance with the provisions of the open meetings act. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

Section R112.4 Board Decision: The board shall modify or reverse the decision of the code official by a concurring vote of a majority of its sitting members.

Table -R301.2 The following information shall be inserted in the table:

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARD S ⁹	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed (mph)	Topograp hic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weat herin g ⁿ	Frost line depth ^b	Ter mit e ^c				
50-psf	107	NO	NO	NO	B	Severe	42"	Yes	Yes	Note #1	1745	47.8
MANUAL J DESIGN CRITERIA ⁿ												
Elevation			Altitude correction factor ^o	Coincident wet bulb	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature			Heating temperature difference		
810			1.000	74	70	70	-2			72		
Latitude			Daily range	Indoor summer design relative humidity	Summer design gains	Indoor summer design dry-bulb temperature	Outdoor summer design dry- bulb temperature			Cooling temperature difference		
42			Medium	50%	42	75	86			13		

Note #1: Refer to the Village of Pinegrove for the latest NFIP maps and information for flood hazards.

Revise Section R309.1 in its entirety and replace it with the following: Floor surfaces. Garage floor surfaces shall be of approved noncombustible materials. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. A minimum of a 4-inch (101.6 mm) curb shall be provided between the dwelling and the garage.

Revise R309.5 in its entirety and replace it with the following: Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb steel core doors not less than 1-3/8 inches (35 mm) in thickness, or 20-minute fire-rated doors.

Section R309.5.1 is hereby included to read as: Duct penetrations. Ducts in the garage and ducts penetrating the walls and ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

Section R309.5.2 is hereby included to read as: Other penetrations. Penetrations through the separation required by Section R309.6 shall be protected by filling the opening around the penetrating item with an approved penetration firestop system as tested in accordance with ASTM E814 or UL 1479, in accordance with the International Building Code.

Section R309.5.3 is hereby included to read as: Fire Sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Note a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

Section R309.6 is hereby included to read as: Separation required. The garage shall be separated from the residence and its attic area or floor above by not less than 5/8-inch (15.9 mm) gypsum Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch (15.9 mm) gypsum Type X gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2-inch (12.7 mm) gypsum board applied to the interior side of the exterior walls that are within the area. Openings in these walls shall be regulated by Section R309.5. This provision shall not apply to garage walls that are perpendicular to the adjacent dwelling unit walls.

Section R313.1.1 is hereby amended to read as: Design and installation. Automatic residential sprinkler systems in townhouses shall be designed and installed in accordance with the edition of NFPA 13D adopted by reference within the adopted edition of the International Fire Code.

Section R313.2.1 is hereby amended to read as: Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with the edition of NFPA 13D as adopted by reference within the adopted edition of the International Fire Code.

Section R313.3 is hereby included to read as: Flow alarm. Upon water flow within the automatic residential sprinkler system, an audible and visual alarm shall be activated. The audible and visual alarm shall be installed on the exterior at the dwelling facing the public way.

Section R314.1.2 is hereby included to read as: Heat detector listing. Heat detectors shall be listed in accordance with UL 539.

Section R314.2.3 is hereby included to read as: Heat detectors. Heat detection rated for the ambient outdoor temperatures shall be installed in new garages that are attached to or located within new and existing dwellings. Heat detection shall be installed in a central location and in accordance with the manufacturer's instructions and be interconnected to compatible smoke alarms within the dwelling.

Section R314 is hereby amended to read as: Power source. Smoke alarms and heat detectors shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Section 2701.1 is hereby amended to read as: Scope. The provisions of this chapter and Village of Pingree Grove adopted edition of the National Electrical Code (NFPA 70) shall govern the design, construction, erection and installation of the electrical components, appliances, equipment, and systems used in buildings and structures covered by this code. The Village of Pingree Grove adopted editions of the International Fire Code, the International Property Maintenance Code and National Electrical Code (NFPA 70) shall govern the use and maintenance of electrical components, appliances, equipment, and systems. The Village of Pingree Grove adopted editions International Existing Building Code and National Electrical Code (NFPA 70) shall govern the alteration, repair, relocation, replacement, and addition of electrical components, appliances, or equipment and systems.

Revise Section R402.1 in its entirety and replace it with the following: Wood foundations. The use of wood foundations or footing systems are prohibited.

Delete chapters 25, 26, 27, 28, 29, 30, 31, 32, and 33. Insert "All plumbing systems shall be designed and installed in compliance with the latest edition of the State of Illinois Plumbing Code."

- (Ord. 2004-01, 1-19-2004)

10-2-2-5 : FIRE CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 edition of the International Fire Code (2021 IFC):

Revise Section 101.1 to insert-"The village of Pingree Grove" as the name of jurisdiction. -

Revise to delete Section 105 in its entirety. (Ord. 2004-01, 1-19-2004)

Subsection 101.1 Title (page 1, Name of Jurisdiction, Insert in second line)

INSERT: Village of Pingree Grove

Subsection 102.3 Change of use or occupancy. Amend section to read follows:

Amend: The provisions of the International Building Code shall apply to all buildings undergoing a change of occupancy, repairs, alterations and additions as adopted by the Village of Pingree Grove.

Subsection 102.4 Application of building code. Amend to read as follows:

Amend: The design and construction of new structure, repairs, alterations and additions to existing structures shall comply with the International Building Code.

Revise to create Section 102.10.1 to read as follows:

Conflicts with Fire Protection District. Where a conflict exists between those codes adopted for enforcement by the Village of Pingree Grove and the Pingree Grove & Countryside Fire Protection District, the most restrictive shall govern.

Subsection 105.6 Required operational permits. Amend to read as follows:

Amend: The fire code official is authorized to issue operational permits for the use and handling of any quantity of explosive material, fireworks, or pyrotechnic special effects within the scope of Chapter 56.

Subsection 111.1 Board of appeals established. Amended to read as follows:

Amend: In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are employees of the jurisdiction. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The Board of Appeals shall consist of the President and Board of Trustees of the Village of Pingree Grove. The President shall serve as Chairman and the Village of Pingree Grove's Board of Trustees Secretary shall serve as Secretary. The board shall adopt rules of procedures for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

Subsection 112.4 Violation penalties. Amended to read as follows:

Amend: Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not less than \$100.00 dollars or more than \$1000.00 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offence.

Subsection 113.4 Failure to comply. Amended to read as follows:

Amend: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$1000.00 dollars.

Subsection 202 GENERAL DEFINITIONS: Add and amend to read as follows:

DELETE: Factory Industrial F-2 Low-Hazard Occupancy in its entirety (Page 18)

ADD: All factory industrial uses and occupancy classified as Group F-2 shall be classified as Group F-1. Requirements of this ordinance and code for factory industrial F-1 shall apply to all factory industrial use and occupancy.

DELETE: Low-hazard storage, Group S-2 in its entirety.

ADD: Low Hazard Storage, Group S-2. All uses which are classified as use group S-2, shall be considered to be use group S-1. The provisions of this code for use group S-1 shall apply to such structures. No building or structure shall be classified as S-2, Low Hazard Storage.

ADD: Building Identification. Address numbers shall be visible from the street and located in the upper third of the building. Street numbers shall be Arabic numerals and contrasting in color so as to be clearly visible at a location approved by the Fire Code Official prior to installation. Address numerals shall also be located on the rear doors of multi-tenant buildings (minimum 6 inches in height) along with suite numbers and the occupancy name and shall be contrasting in color with the background.

ADD: Building Emergency Egress Identification: All new buildings and or structures which are remodeled in any fashion shall have their egress doors marked in accordance with the Village of Pingree Grove's emergency identification system. Numbering shall be a minimum of six inches in size, contrasting in color and located in the upper right-hand corner of the interior and exterior of all required egress doors. The numbering system shall designate the location of the door by alpha and numeric identification according to the direction the door faces and its orientation from north to south and east to west and approved by the Fire Code Official.

ADD: Void Areas: Where additional ceilings are added during construction or remodeling there shall not be more than one void space created without the approval of the Building and Fire Code Officials approval.

Revise Section 311.1 to read as follows:

General. Temporarily unoccupied buildings, structures, premises, or portions thereof, including tenant spaces, shall be safe guarded and maintained in accordance with this section. Fire protection systems required by this code or the adopted edition of the International Building Code as amended and adopted by the Village of Pingree Grove shall be installed, repaired, operated, tested and maintained in accordance with this code. The building owner shall provide updated key holder information as required by the Pingree Grove & Countryside Fire Protection District.

Vacant structures which have been unoccupied for more than 24 consecutive months shall be required to be inspected prior to occupancy. The building or unoccupied portion shall be required to be equipped with a full automatic fire alarm system as specified in Section 907 and be directly monitored by the authority having jurisdiction.

Revise Section 314.3 to read as follows:

Highly combustible goods. The display of highly combustible goods, including but not limited to fireworks, flammable or combustible liquids, liquefied flammable gases, oxidizing materials, pyroxylin plastics and agricultural goods, in main exit access aisles, corridors, covered and open malls, or within 25 feet (7620 mm) of entrances to exits and exterior exit doors is prohibited where a fire involving such goods would rapidly prevent or obstruct egress.

Revise Section 314.4 to include the following:

4. The parking or storage of motorized vehicles shall only be done in properly designated areas designed specifically for vehicle parking or storage.

Revise Section 503.3 to include the following:

The fire code official may require posting of new and existing fire access roads "No Parking, Stopping, or Standing — Fire Lane" signs as deemed necessary to ensure fire apparatus accessibility is maintained and is able to be enforced.

Revise to create Section 503.4.2 to read as follows:

Speed bumps. When approved, speed bumps installed on a fire access road shall not exceed four inches in height over a twenty-four-inch graded span and shall be graded to avoid sharp contrast or as otherwise approved by the fire code official.

Revise Section 503.6 to read as follows:

Security gates. The installation of security gates across a fire apparatus access road or entrance shall be approved by the fire chief. Where security gates are installed, they shall be equipped with an approved key switch that activates the operation of the gate. The key switch and its location shall be approved by the Fire Code Official. The security gates and the emergency operation shall be maintained operational at all times. An approved key security box (Knox Box) shall be installed on a post in a location close and visible to the gate and approved by the Fire Code Official.

Revise to create Section 503.7 to read as follows:

Obstruction of fire apparatus access roads and fire lanes. Vehicles that obstruct or block posted fire apparatus access roads and fire lanes shall not be fined less than \$75.00 or more than \$ 1000.00 per vehicle per incident.

Revise to create Section 503.8 to read as follows:

Vehicles that obstruct or block posted fire department sprinkler connections shall not be fined less than \$75.00 or more than \$1000.00 per vehicle per incident.

Revise Section 506.1 to read as follows:

Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. Key boxes shall be provided on all high-rise stairwell exit discharges and on all Group I occupancy exit doors as required by the fire code official.

Revise Section 903.1 to read as follows:

General. Automatic sprinkler systems shall comply with this section. An automatic sprinkler system shall be installed in all Groups A, Group B, Group E, Group F, Group H, Group I, Group M, Group R, Group S and Group U occupancies.

Revise Section 903.1.1 to read as follows:

Alternative protection. In cases where municipal water connections cannot be provided due to unforeseen situations the fire code official shall designate an alternative type sprinkler system using tank water per NFPA 13 (2019). Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Review to include Section 903.1.2 to read as follows:

Variance. The Village Board of Trustees in consultation with the Pingree Grove & Countryside Fire Protection District Fire Chief and through a majority vote may approve a variance to the automatic sprinkler system requirements. The applicant seeking a variance to the automatic sprinkler system requirements must file a petition prepared by a registered design professional that proposes an equivalency to the prescriptive requirement and pay filing fees established by the Board of Trustees.

Revise Section 903.2.1.1 to read as follows:

An automatic sprinkler system shall be provided in all Group A-1 occupancies.

Revise Section 903.2.1.2 to read as follows:

An automatic sprinkler system shall be provided in all Group A-2 occupancies.

Revise Section 903.2.1.3 to read as follows:

An automatic sprinkler system shall be provided in all Group A-3 occupancies.

Revise Section 903.2.1.4 to read as follows:

An automatic sprinkler system shall be provided in all Group A-4 occupancies.

Revise Section 903.2.1.1 to read as follows:

An automatic sprinkler system shall be provided in all Group A-I occupancies.

Revise Section 903.2.3 to read as follows:

An automatic sprinkler system shall be provided in all Group E occupancies.

Revise Section 903.2.4 to read as follows:

An automatic sprinkler system shall be provided in all Group F-1 occupancies.

Revise Section 903.2.4.1 to read as follows:

Woodworking operations. An automatic sprinkler system shall be provided in all woodworking operations.

Revise Section 903.2.4.3 to read as follows:

Group F-1 upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of upholstered furniture or mattresses.

Revise to include Section 903.2.4.4 to read as follows:

Group F-2. An automatic sprinkler system shall be provided in all Group F-2 occupancies.

Revise Section 903.2.5 to read as follows:

An automatic sprinkler system shall be provided in all Group H occupancies.

Revise Section 903.2.6 to read as follows:

An automatic sprinkler system shall be provided in all Group I occupancies.

Revise Section 903.2.7 to read as follows:

An automatic sprinkler system shall be provided in all Group M occupancies.

Revise Section 903.2.7.2 to read as follows:

Group M upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses.

Revise Section 903.2.8 to read as follows:

An automatic sprinkler system shall be provided in all Group R occupancies.

Revise Section 903.2.9 to read as follows:

An automatic sprinkler system shall be provided in all Group S-1 occupancies.

Revise Section 903.2.9.1 to read as follows:

Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages.

Revise Section 903.2.9.2 to read as follows:

Bulk storage of tires. Buildings and structures used for the bulk storage of tires shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Revise Section 903.2.9.4 to read as follows:

Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area is used for the storage of upholstered furniture or mattresses.

Revise Section 903.2.10 to read as follows:

An automatic sprinkler system shall be provided in all Group S-2 occupancies and within buildings containing a Group S-2 fire area.

Delete Section 903.2.11

Delete Sections 903.2.11.1 through 903.2.11.6.

Delete Table 903.2.11.6.

Subsection 903.3

ADD: The use of XL thin wall pipe is not allowed, only schedule 10 or greater shall be permitted.

Subsection 903.3.5 Water Supplies. (Page 9-11 Add and amend to read as follows)

ADD: Water supplies for automatic sprinkler systems shall comply with this section. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. Hydrant water flow data used for the design of any sprinkler system shall be less than 1 year old.

Fire Hydrants. Fire hydrant locations shall comply with the following conditions.

1. One fire hydrant shall be located within 100 feet of all fire department sprinkler and standpipe connection(s).
2. At least two (2) fire hydrants shall be located within three hundred (300) feet of all buildings
3. Fire hydrants shall be located along public streets so that no portion of the perimeter building will be over 300 feet from a fire hydrant. Where this is not possible, additional hydrants shall be located on the premises accessible to motorized fire apparatus.
4. Fire hydrants shall be located that:
 - a. Access to fire hydrants shall be by all-weather roadways adequate in width, clearance and strength for fire fighting purposes. Such routes shall be maintained accessible during all seasons of the year. Legal provisions shall be required for private roads. Pumper outlets shall face such roadways.
 - b. Hydrants should be located within ten (10) feet from all- weather roadways. At no time shall the closest part of the hydrant be setback less than three (3) feet from the curb line.
 - c. Hydrants shall be located a minimum fifty (50) feet from the building to be protected or at an approved location by the Fire Code Official.
5. Fire hydrants used in conjunction with water supplies shall be approved by the Village of Pingree Grove and shall be installed at the same time the water main is installed. All hydrants shall have a minimum six (6) inch inlet, a four- and one-half inch (4 ½") discharge port and two- two- and one-half inch discharge ports which are equipped with National Standard Hose coupling threads. The hydrant shall open "left handed". Discharge ports shall face the adjacent roadway and shall be installed at sixteen (16) to twenty-four (24) inches above adjacent grade as measure to the bottom of the steamer port.
6. Fire hydrants shall be protected from accidental damage by approved methods when located in areas subject to vehicular damage. All protective devices shall be located so as not to obstruct the normal operations of the fire hydrant.
7. Plans showing fire hydrant placement and water main size and location shall be submitted to the Fire Prevention Bureau for approval prior to installation.

Subsection 903.3.5.1 Domestic services (Page 9-11, add to end of subsection- line 4)

ADD: Domestic water services and associated shut-off valves shall be separate from the water supply for automatic sprinkler system and shall be separated on the outside of the building or structure being served, unless otherwise approved by the building official.

Subsection 903.3.8.1.1 Limited area sprinkler systems. (Page 9-11, Insert as first sentence)

ADD: Limited area sprinkler systems are only allowed with approval of the fire code official.

Subsection 903.3.8.5 Hydraulic Calculations Added to read as follows:

ADD: A minimum of 10% or 5 psi (whichever is greater) minimum safety factor shall be provided in the fire protection system hydraulic calculations. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.

Each hydraulically calculated area, on each drawing, shall be provided with a copy of the hydraulic nameplate.

Subsection 903.4 Sprinkler system monitoring and alarms. (Page 9-12) delete exceptions one, two and three.

DELETE: Exception number 1, 2, and 3.

Subsection 903.4.2 Alarms (Page 9-12, add to the end of the paragraph)

ADD: Provide an outside UL Listed weather tight visual device over the fire department sprinkler connection. This device shall be equipped with a blue lens.

ADD: Audio visual devices shall be provided, seen and heard in all areas of every building. All sprinklered buildings shall be provided with audio visual devices. Existing buildings shall be required to bring any deficient areas up to code upon any building additions or alterations excluding cosmetic only alterations subject to the Fire Code Official's approval.

ADD: Fire sprinkler system inspector's valves shall be accessible at all times and located no more than 6 feet above the finished floor. On multiple riser systems test valves shall be marked as to which riser and area it tests.

ADD: Installation In multiple story buildings floor control valves with water flow switches shall be provided for each floor.

ADD: Where automatic sprinklers provide protection to an area with an approved flow switch interconnected to the fire alarm system protected by the zoned sprinkler system, the fire department may require additional smoke detectors for a more rapid means to identify the location of smoke or fire.

Subsection 904.3.5 Monitoring. Delete:

ADD: All kitchen hood suppression systems shall be monitored by a building fire alarm system and indicated as a separate zone.

Subsection 907

Delete: All exceptions. All buildings, except single-family residences, shall require an approve, monitored fire alarm system.

ADD: All fire alarm systems shall be of the addressable type and shall be installed per NFPA 72 (2019) unless otherwise approved by the fire code official.

ADD: All fire alarm panels shall be equipped with U.L. Listed reverse polarity terminals. All fire alarm panels shall provide a minimum of 60 hours of battery backup service in the case of A/C power failure.

ADD: At any time, a fire alarm panel or connected equipment becomes inoperative due to age, extent of repairs, and is required to be replaced, the fire code official may require the fire alarm system for the entire building to be brought up to current code requirements.

ADD: All fire alarm control panels shall be installed near the fire department sprinkler risers with a fully functioning remote annunciator panel located within 10 feet of the main entrance at a location approved by the Village. The remote annunciator panel shall be capable of alarm silence and reset. No code type annunciator panels are allowed.

Exception: Manual fire alarm boxes are not required in Use Group M where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.

All required fire detection and suppression systems shall be supervised by an approved remote station system of the Village of Pingree Grove in accordance with NFPA 72 2019). Exceptions:

I. Underground gate valves with roadway boxes

INSERT: All new radio fire alarm systems installed within the jurisdictional boundaries of the Authority Having Jurisdiction shall transmit trouble, supervisory, and fire signals via a wireless transmitter in accordance with NFPA 72(2019). Only equipment certified and approved by the Authority Having Jurisdictions designated proprietary agent may be installed. The designated proprietary agent shall be the only authorized installer and repair service for the approved radio transmitters.

Subsection 907.2.1 Group A (Page 9-21, Delete subsection and insert new subsection)

DELETE: Entire subsection

INSERT: A fire alarm system in Group A occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.2 Group B. (Page 9-22, Delete subsection and insert new subsection)

DELETE: Entire Subsection

INSERT: A fire alarm system in Group B occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.3 Group E, (Page 9-22, Delete subsection and insert new subsection)

DELETE: Entire Subsection.

INSERT: A fire alarm system in Group E occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.4 Group F (Page 9-22, Delete subsection and insert new subsection.

DELETE: Entire Subsection.

INSERT: A fire alarm system in Group F occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.5 Group H (Page 9-22-23, Delete subsection and insert new subsection)

DELETE: Entire Subsection.

INSERT: A fire alarm system in Group H occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.6 Group I. (Page 9-23-24, Delete subsection and insert new subsection.

DELETE: Entire Subsection

INSERT: A fire alarm system in Group I occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.7 Group M. (Page 9-24, Delete subsection and insert new subsection)

DELETE: Entire Subsection

INSERT: A fire alarm system in Group M occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove

Subsection 907.2.8 Group R-1 (Page 9-24, Delete subsection and insert new subsection.

DELETE: Entire Subsection

INSERT: A fire alarm system in Group R-1 occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.9 Group R-2 (Page 9-24 - 25, Delete subsection and insert new subsection.

DELETE: Entire Subsection

INSERT: A fire alarm system in Group R-2 occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.2.10 Group S (Page 9-25, Insert new subsection)

INSERT: A fire alarm system in Group S occupancies shall be installed and maintained in accordance with NFPA 72(2019) as regulated by the Village of Pingree Grove.

Subsection 907.6.4 Zones, (Page 9-32, insert new subsection)

INSERT: All fire alarm systems shall be capable of zone disconnects at the main fire alarm control panel. Disconnection of a zone shall cause the fire alarm system to transmit a trouble signal.

INSERT: Multi-tenant buildings will be "ring by tenant" and shall include weather-tight clear outside strobe lights over the entrance to each tenant space as directed by the Fire Code Official. All outside strobes shall provide a minimum of 75 candelas.

Subsection 910.1 General (Page 9-42 - Smoke and Heat Vents - Add to the end of subsection paragraph, delete exception)

ADD: Buildings or portions thereof shall be provided with mechanical smoke exhaust systems in all occupancies of Groups A, B, E, F, I, M, and Shaving more than 30,000 square feet (2787 square meters) in floor area.

DELETE: Entire Exception

Subsection 910.2.1 Groups F-1 and S-1 (Page 9-42, Smoke and Heat Vents- Where required- Delete entire subsection and insert new subsection)

DELETE: Entire Subsection

INSERT: Groups F and S. Building and portions thereof used as a Group For S occupancy having more than 30,00 square feet (2787 Square meters) in floor area.

Subsection 913 Fire Pumps:

ADD: An OS&Y control valve or butterfly valve shall be located on all fire pump test headers. All fire pump installations shall provide an outside test header.

ADD: Provide an outside access door to the sprinkler riser valve room and fire pump room. This room shall also be equipped with an interior access door that swings in the direction of egress. Egress door(s) shall be equipped with panic hardware.

ADD: Provide a minimum 2-hour U.L. rated assembly for all fire pump rooms. All fire pump rooms shall be provided with an approved doorway from the outside and a door from the room to the interior of the structure.

Subsection 1007.1 Accessible means of egress required (Page 10-9, Add to end of subsection and Delete Exception No. 1)

ADD: Accessible means of egress shall comply with the current version of the Illinois Accessibility Code.

DELETE: Exceptions No. 1.

Subsection 1008.2 Illumination. (Page 10-10, Delete first sentence in its entirety and insert following wording)

INSERT: Exit signs shall be internally illuminated.

Subsection 1010.1.2.1 Door swing. (Page 10-14 end of second paragraphs and insert in it place)

DELETE: "where serving an occupant load of 50 or more persons or Group H occupancy."

INSERT: "and be provided with an approved automatic door closing device".

Subsection 1010.2.4 Locks and latches (Page 10-16 - 17, Delete exceptions 2, 2.1, and 2.2)

DELETE: Entire exception 2 and 3.

Section 101 I.I. Stairways -page 10-22 add.

ADD: A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than two stories designating the floor level, terminus of the top and bottom of the stair enclosure and the identification of the stair in accordance with the Village of Pingree Grove's Emergency Building Egress Identification system. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire department. The sign shall be located five feet above the floor landing in a position which is readily visible when the doors are in the open and closed position.

Subsection 1015. I Guards-Opening limitations (Page 10-30, Add to end of Subsection)

ADD: Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

Subsection 1205.2 Access and Pathways. Exceptions.

DELETE: Exception 1 and 2

Subsection 1205.2.1

DELETE: Exception 1 and 2

Subsection 1205.2.1.1 Pathways to ridge.

DELETE: Everything after the first sentence.

Subsection 1205.2.1.2 Setbacks at ridge.

DELETE: Entire subsection.

ADD: Photovoltaic arrays shall have a setback of not less than 36 inches (457 mm) wide is required on both sides of a horizontal ridge.

Subsection 1205.2.1.3 Alternative setbacks at ridge.

DELETE: Entire subsection

10-2-2-6 : PROPERTY MAINTENANCE CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 edition of the International Property Maintenance Code (2021 IPMC):

Revise Section 101.1 to insert "The village of Pingree Grove" as the name of jurisdiction

Revise Section 104 in its entirety and replace it with the following: The fees will be calculated using Title 10, Chapter 4 of the village code.

Section 111 Means Of Appeal: Delete 111.1 through 111.8 and insert: See the appeals section in the building code.

Section 108 Means of Appeal in its entirety and insert:

Section 108.1 Application for Appeal: Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.

Section 108.2 Membership of Board: The board of appeals shall be comprised of the village president and board of trustees of the village of Pingree Grove.

Section 108.3 Open Hearing: All hearings before the board shall be open to the public and in compliance with the provisions of the open meetings act. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

Section 108.4 Board Decision: The board shall modify or reverse the decision of the code official by a concurring vote of a majority of its sitting members.

Section 302.4 Weeds: Delete section and add "See village ordinance, title 5, chapter 4 of the village code."
(Ord. 2004-01, 1-19-2004; amd. 2011 Code)

Section 304.14 Insert screens from "May 1st to October 15th".

Section 602.3 Heat supply required from "September 15th to June 1st".

Section 602.4 Heat supply required from "September 15th to June 1st".

Delete all references to the International Plumbing Code Insert "All plumbing systems shall be designed and installed in compliance with the latest edition of the State of Illinois Plumbing Code."
(Ord. 2004-01, 1-19-2004)

10-2-2-7 : FUEL GAS CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 edition of the International Fuel Gas Code (2021 IFGC):

Revise Section 101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

Revise Section 101.3 in its entirety and replace it with the following: Appendices. Provisions in the appendices shall not apply unless specifically adopted. The village adopts the following Appendices: A (Sizing and Capacity of Gas Piping), B (Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for use with Type B Vents), C (Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems), and D (Recommended Procedure for Safety Inspection of an Existing Appliance Installation).

Revise Section 109 in its entirety and replace it with the following: The fees will be calculated using Title 10, Chapter 4 of the village code.

Delete Section 113 Means of Appeal in its entirety.

Section 114 Board of Appeal revised in its entirety and insert:

Section 114.1 Application for Appeal: Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.

Section 114.2 Membership of Board: The board of appeals shall be comprised of the village president and board of trustees of the village of Pingree Grove.

Section 114.3 Open Hearing: All hearings before the board shall be open to the public and in compliance with the provisions of the open meetings act. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

Section 114.4 Board Decision: The board shall modify or reverse the decision of the code official by a concurring vote of a majority of its sitting members.

Delete all references to International Plumbing Code and insert "All plumbing systems shall be designed and installed in compliance with the latest edition of the State of Illinois Plumbing Code."

10-2-2-8 : ENERGY CONSERVATION CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 edition of the International Energy Conservation Code:

Section 101.1 Insert "village of Pingree Grove".

Revise Section C101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

Revise Section R101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

10-2-2-9 : SWIMMING POOL AND SPA CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 edition of the International Swimming Pool and Spa Code (2021 ISPSC)

Revise Section 101.1 to insert "The village of Pingree Grove" as the name of jurisdiction.

Revise Section 202 to include the following definitions:

SWIMMING POOLS. Any structure intended for public or private swimming, recreational bathing or wading that contains water over 18 inches (457.2 mm) deep. This includes in-ground, above-ground, and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

10-2-2-9: LIFE SAFETY CODE AMENDMENTS:

The following provisions shall further apply and shall supersede any and all references listed within the 2021 edition of the NFPA 101 (2021 Life Safety Code).

The following chapters are deleted: Chapter 12 New Assembly Occupancies, Chapter 14 New Educational Occupancies, Chapter 16 New Day-Care Occupancies, Chapter 18 New Health Care Occupancies, Chapter 20 New Ambulatory Health Care Occupancies, Chapter 22 New Detention and Correctional Occupancies, Chapter 28 New Hotels and Dormitories, Chapter 30 New Apartment Buildings, Chapter 32 New Residential Board and Care Occupancies, Chapter 36 New Mercantile Occupancies, and Chapter 38 New Business Occupancies.

Revise Section 1.3.1 in its entirety to read as follows: New and Existing Buildings and Structures. The Code shall apply to existing buildings and existing structures. New construction shall be designed and constructed to demonstrate compliance with the adopted editions of the International Building Code and International Fire Code.

10-2-3: PENALTY:

Any person violating any provision of this chapter shall be punishable as provided in section 1-4-1 of this code. (2011 Code)