

FMC ORDINANCE NO. 2019-3

**ORDINANCE OF THE VILLAGE OF FLOSSMOOR, ILLINOIS AMENDING VARIOUS SECTIONS OF
THE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE OF THE VILLAGE OF
FLOSSMOOR**

WHEREAS, the Village of Flossmoor (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the Village may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the Village; and,

WHEREAS, a copy of the each code to be adopted was filed in the office of the Village Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and,

WHEREAS, the Village pursuant to Section 1-2-3.1 of the Illinois Municipal Code (65 ILCS 5/1-2-3.1) has given notice of the intended adoption of these codes to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance; and

WHEREAS, the Mayor and Board of Trustees find and hereby declare that it is in the best interests of the Village and its residents to amend the *BUILDING CODE OF THE VILLAGE OF FLOSSMOOR* adopting various 2018 International Codes, which establishes minimum standards to regulate the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures as well as to provide for the issuance of permits, collection of fees, and the making of inspections to promote and preserve the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois as follows:

Section 1: All references to section numbers in the text of this Ordinance shall be to the section numbers of the *BUILDING CODE OF THE VILLAGE OF FLOSSMOOR*, as amended.

Section 2: Sections 1.0.0; 1.1.0; 1.2.0; 1.3.0; 1.4.0; and 1.5.0 are hereby deleted in their entirety.

Section 3: Section 5.4.0 is hereby amended by deleting “Chapter 25, Section 25.07” and replacing with “Chapter 150”.

Section 4: Sections 6.1.0; 6.1.1; 6.2.0; 6.2.1; 6.2.2; 6.2.3; 6.2.4; 6.3.1; 6.3.2; 6.4.0; 6.5.1; 6.5.3; 6.5.4; 6.5.5; 6.7.1; 12.3.0; 28.4.2; 28.4.3; 28.7.0; 28.8.1; 28.8.2; 28.8.3; 28.8.4; 28.8.5; 29.3.7; 30.4.0; 31.3.0; 32.1.5; 33.3.0; 34.2.3; 34.3.0; and 36.0.0 are hereby amended by deleting all references to “Chapter 25, Section (numerous section numbers) of the Flossmoor Municipal Code” and replacing with “Chapter 150 of the Flossmoor Municipal Code”.

Section 5: That Section 14 of the *BUILDING CODE OF THE VILLAGE OF FLOSSMOOR* is deleted in its entirety and readopted as follows:

Section 14-0-0 CONSTRUCTION CODES AND REGULATIONS

Section 14-1-0 ADOPTION OF BUILDING CODE

The regulations of the 2018 edition of the International Building Code, with appendices, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures and accessory structures, with such amendments as are set forth in section 14-1-1.

Section 14-1-1 AMENDMENTS TO THE BUILDING CODE

- A. Section 101.1 - Insert “Village of Flossmoor”
- B. Section 101.4.3 - Replace with “The Illinois Plumbing Code shall apply to the installation, alteration and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances.
- C. Section 101.4.6 - Replace with “The International Energy Conservation Code shall be

replaced by the Illinois Energy Conservation Code where referenced in all other sections of this code.”

- D. Section 105.2 - Building. Delete numbers 1, 2, 3, 4, 5, 6, 8, 9, and 10. Electrical. Delete number 2.
- E. Section 602.5 - Replace with “Type V construction shall be prohibited.”
- F. Section 713.4 - Replace with “Shaft enclosures shall have a *fire-resistance rating* of not less than 2 hours and shall include any basements, but not any *mezzanines*. Shaft enclosures shall meet the requirements of Section 703.2.1.”
- G. Section 903.2 - Replace with “Approved automatic sprinkler systems shall be provided in new buildings and structures for all use groups. Exception: Detached accessory buildings for group R occupancies under 1,000 square feet in area.”
- H. Section 1807.1.6.1 - Replace with “Foundation walls shall not be less than 8-inches thick for one-story buildings and not less than 10-inches thick where the footing or basement slab is more than four feet (4’-0”) below the finished grade. Foundation walls shall not be less than 10-inches thick for two-story buildings under 25 feet in height, and foundation walls shall not be less than 12-inches thick for three-story buildings over 25 feet in height.”
- I. Table 1809.7 - Replace table with the following:

NUMBER OF FLOORS SUPPORTED BY THE FOOTING. Footnote f.	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	18	10
2	24	12
3	24	12

- J. Section 1809.8 - Replace with “The edge thickness of plain concrete footings supporting walls other than light-frame construction shall not be less than listed in Table 1809.7.” Delete Exception.

Section 14-2-0 ADOPTION OF RESIDENTIAL CODE

The regulations of the 2018 edition of the International Residential Code, with appendices F, H, J, M and O, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the residential code of the village governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one- and two-family dwellings and attached single-family dwellings and accessory structures, with such amendments as are set forth in section 14-2-1.

Section 14-2-1 AMENDMENTS TO THE RESIDENTIAL CODE

- A. Section R101.1 - Insert “Village of Flossmoor”
- B. Section R102.4 - Add new Sub-Section 102.4.3 to read as follows: “Energy and Plumbing Reference. The International Energy Conservation Code and the International Plumbing Code shall be replaced by the Illinois Energy Conservation Code and the Illinois Plumbing Code where referenced in all other sections of this code.”

- C. Section R105.2 - Delete numbers 1., 2., 3., 4., 5., 7., and 10.
- D. Section R108.6 - Replace with “Any person who commences work requiring a *permit* on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject fee equaling two times the applicable permit fee for the work being done as established in Chapter 150 of the Flossmoor Municipal Code.”
- E. Section R112.3 - Delete in its entirety.
- F. Table R302.6 - Replace with the following:

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side
From habitable spaces above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch Type X gypsum board or equivalent
Detached garages less than 3 feet from a dwelling unit on the same lot	Not Permitted. Detached garages shall be a minimum of 10 feet from a dwelling unit on the same lot.

- G. Section R304.1 - Replace with “No dwelling unit shall be constructed which does not comply with not less than the following room sizes:
 - a. Living Room - 250 square feet.
 - b. Dining Room - 100 square feet.
 - c. Kitchen - 90 square feet.
 - d. Bath Room (three fixtures) - 40 square feet.
 - e. Powder Room (two fixtures) - 24 square feet.
 - f. First Bedroom - 150 square feet.
 - g. Each Additional Bedroom - 110 square feet.
 - h. Den or Library - 100 square feet.
 - i. Garage - 253 square feet with minimum dimensions of 11’ x 23’

Required Rooms

No dwelling unit shall be constructed which does not contain one each of the following rooms: Living Room, Dining Room, Kitchen, Bath Room, Bedroom and Garage. Each room is to be separated by full height partition walls and doors, except that Living Rooms, Dining Rooms and Kitchens need not be fully separated from each other. Bedrooms or Sleeping Rooms may not be located in basements unless a separate means of egress leads directly to the exterior at grade level. Interior stairs and egress windows shall not be considered as a separate means of egress.

- H. Section R402.1 - Replace with “Wood foundation systems shall be prohibited.”
- I. Table R402.2 - Replace with the following:

Type or Location of Concrete Construction	Minimum Specified Compressive Strength
Basement walls, foundations and other concrete not exposed to the weather	3,000 psi (note a)
Basement slabs and interior slabs on grade, except garage slabs	3,000 psi (note b)
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	3,000 psi (note c)

Porches, carport slabs and steps exposed to the weather, and garage floor slabs	3,000 psi (notes c, d and e)
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- a. Strength at 28 days in psi.
- b. Concrete in these locations that is subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote c.
- c. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.
- d. See Section R402.2 for maximum cementitious materials content.
- e. For garage floors with a steel troweled finish, reduction of the total air content to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.
- J. Section R403.1 - Replace with "All exterior walls shall be supported on continuous solid concrete footings sufficient to accommodate all loads according to Section R301 and to transmit the resulting loads according to the soil within the limitations as determined by the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.
- K. Section R403.1.1 - Replace with "The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Table R403.1(1).
- L. Table R403.1(1) - Replace with the following:

Number of Stories	Depth (Thickness) in Inches	Width in Inches
One	10	18
Two or more	12	24

- M. Table R403.1(2) and Table R403.1(3) - Delete in their entirety.
- N. Section R404.1.5.2 - Replace with "Foundation walls for one (1) story buildings shall be a minimum of eight (8) inches in thickness, however foundation walls where the footing or basement slab is more than four (4) feet below finished grade shall be a minimum of ten (10) inches in thickness. Foundation walls for two (2) story buildings under twenty-five (25) feet in height shall be a minimum of ten (10) inches in thickness. Foundation walls for three (3) story buildings over twenty-five (25) feet in height shall be a minimum of twelve (12) inches in thickness.
- O. Section R408.4 - Add the following at the end: "Crawl spaces shall be a minimum of two feet six inches (2'-6") in height measured from the top of the finished floor of the crawl space to the underside of the floor joist or slab.

Section 14-3-0 ADOPTION OF MECHANICAL CODE

The regulations of the 2018 edition of the International Mechanical Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the Mechanical Code regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, addition to, use or maintenance of mechanical systems as herein provided, with such amendments as are set forth in section 14-3-1.

Section 14-3-1 AMENDMENTS TO THE MECHANICAL CODE

- A. Section 101.1 - Insert "Village of Flossmoor"
- B. Section 102.8 - Add new Sub-Section "102.8.3 Energy and Plumbing Code Reference. The International Energy Conservation Code and the International Plumbing Code shall be replaced by the Illinois Energy Conservation Code and the Illinois Plumbing Code where referenced in all other sections of this code."
- C. Section 106.5.2 - Delete "the following schedule" and insert "Chapter 150 of the Flossmoor Municipal Code."
- D. Section 106.5.3 - .2 Insert "50", .3 Insert "50".
- E. Section 108.4 - Delete in its entirety and insert "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 mechanical work of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be subject to fines as established in Chapter 150 of the Flossmoor Municipal Code. Each day that a violation continues after due notice has been served shall be deemed as a separate offense."
- F. Section 108.5 - Delete "of not less than ___ dollars or more than ___ dollars" and Insert "as established in Chapter 150 of the Flossmoor Municipal Code."
- G. Section 109.2 - Delete in its entirety and Insert "The Board of Appeals shall consist of the members of the Zoning Board of Appeals of the Village of Flossmoor, Illinois, acting from time to time."
- H. Section 109.2.1 - Delete in its entirety.
- I. Section 109.2.2 - Delete in its entirety.
- J. Section 109.2.6 - Delete in its entirety.

Section 14-4-0 ADOPTION OF FUEL GAS CODE

The regulations of the 2018 edition of the International Fuel Gas Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the Fuel Gas Code for regulating and governing the installation, alteration, repair and replacement of fuel gas systems and gas-fired appliances as herein provided, with such amendments as are set forth in section 14-4-1.

Section 14-4-1 AMENDMENTS TO THE FUEL GAS CODE

- A. Section 101.1 - Insert "Village of Flossmoor"
- B. Section 102.8 - Add new Sub-Section "102.8.3 Energy and Plumbing Code Reference. The International Energy Conservation Code and the International Plumbing Code shall be replaced by the Illinois Energy Conservation Code and the Illinois Plumbing Code where referenced in all other sections of this code."
- C. Section 106.6.2 - Delete "the following schedule" and Insert "Chapter 150 of the Flossmoor Municipal Code."
- D. Section 106.6.3 - .2 Insert "50", .3 Insert "50".
- E. Section 108.4 - Delete in its entirety and insert "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 mechanical work of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be subject to fines as established in Chapter 150 of the Flossmoor Municipal Code. Each day that a violation continues after due notice has been served shall be deemed as a separate offense.”

- F. Section 108.5 - Delete “of not less than ___ dollars or more than ___ dollars” and Insert “as established in Chapter 150 of the Flossmoor Municipal Code.”
- G. Section 109.2 - Delete in its entirety and Insert “The Board of Appeals shall consist of the members of the Zoning Board of Appeals of the Village of Flossmoor, Illinois, acting from time to time.”
- H. Section 109.2.1 - Delete in its entirety.
- I. Section 109.2.2 - Delete in its entirety.
- J. Section 109.2.6 - Delete in its entirety.

Section 14-5-0 ADOPTION OF EXISTING BUILDING CODE

The regulations of the 2018 edition of the International Existing Building Code with appendices A and B, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of existing buildings and structures, with such amendments as are set forth in section 14-5-1.

Section 14-5-1 AMENDMENTS TO THE EXISTING BUILDING CODE

- A. Section 101.1 - Insert “Village of Flossmoor”
- B. Section 102.4 - Add new Sub-Section “102.4.3 Energy and Plumbing Code Reference. The International Energy Conservation Code and the International Plumbing Code shall be replaced by the Illinois Energy Conservation Code and the Illinois Plumbing Code where referenced in all other sections of this code.”
- C. Section 112.3 - Delete in its entirety.

Section 14-6-0 ADOPTION OF SWIMMING POOL AND SPA CODE

The regulations of the 2018 edition of the International Swimming Pool and Spa Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the Swimming Pool and Spa Code regulating the minimum requirements for the design, construction, alteration, repair, and maintenance of swimming pools, spas, aquatic recreation facilities, onground residential pools, inground residential pools, and residential spas, with such amendments as are set forth in section 14-6-1.

Section 14-6-1 AMENDMENTS TO THE SWIMMING POOL AND SPA CODE

- A. Section 101.1 - Insert "Village of Flossmoor"
- B. Section 102.7 - Add new Sub-Section "102.7.2 Energy and Plumbing Code Reference. The International Energy Conservation Code and the International Plumbing Code shall be replaced by the Illinois Energy Conservation Code and the Illinois Plumbing Code where referenced in all other sections of this code."
- C. Section 105.6.2 - Delete "the following schedule" and insert "Chapter 150 of the Flossmoor Municipal Code."
- D. Section 105.6.3 - Insert 50%, 0%
- E. Section 107.4 - Delete in its entirety and insert "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 mechanical work of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be subject to fines as established in Chapter 150 of the Flossmoor Municipal Code. Each day that a violation continues after due notice has been served shall be deemed as a separate offense."
- F. Section 107.5 - Delete "of not less than ___ dollars or more than ___ dollars" and Insert "as established in Chapter 150 of the Flossmoor Municipal Code."
- G. Section 108.2 - Delete in its entirety and Insert "The Board of Appeals shall consist of the members of the Zoning Board of Appeals of the Village of Flossmoor, Illinois, acting from time to time."
- H. Section 108.2.1 - Delete in its entirety.
- I. Section 108.2.2 - Delete in its entirety.
- J. Section 108.2.6 - Delete in its entirety.
- K. Section 301 - Add new Sub-Section 301.1.2 "Onground Pools. Ongoing pools greater than eighteen inches (18") in depth at any point are prohibited."

Add new Sub-Section 301.1.3 "Inground Pools. New inground pools shall be subject to approval in accordance with the Village of Flossmoor Zoning Regulations and require a Special Use Permit."

- L. Chapter 7 - Delete in its entirety.

Section 14-7-0 ADOPTION OF ENERGY CONSERVATION CODE

The regulations of Illinois Energy Conservation Code, as amended from time to time and published in the Illinois Administrative Code by the Capital Development Board of the State of Illinois, are hereby adopted by reference as the energy conservation code of the Village.

Section 14-8-0 APPLICABILITY OF PROVISIONS OR REGULATIONS

- A. The adoption of construction codes and regulations in this Section shall not be construed as preventing the enforcement of, or repealing the provisions of, any ordinance, regulation, standard or code adopted by the Village which is more restrictive than the provisions of this Section.
- B. In the event any provisions of this Section shall be in conflict with any applicable ordinance, regulations, standard or code adopted by the Village, the more restrictive shall

be applicable.

Section 6: That Section 215-1-3 of the Village of Flossmoor Municipal Code is hereby repealed and replaced with the following:

“215-1-3 ADOPTION OF THE PROPERTY MAINTENANCE CODE

The regulations of the 2018 edition of the International Property Maintenance Code, with appendix A, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the property maintenance code of the village governing the minimum maintenance requirements for existing buildings, with such amendments as are set forth in section 215-1-4.”

Section 7: That Section 215-1-4 be and is hereby added to the Village of Flossmoor Municipal Code to read as follows:

“215-1-4 AMENDMENTS TO THE PROPERTY MAINTENANCE CODE

The property maintenance code is amended as follows:

- A. Section 101.1 - Insert “Village of Flossmoor”
- B. Section 102.7 - Add Section “**102.7.3 Energy and Plumbing Code Reference.** The *International Energy Conservation Code* and the *International Plumbing Code* shall be replaced by the Illinois Energy Conservation Code and the Illinois Plumbing Code where referenced in all other sections of this code.”
- C. Section 103.5 - Delete “the following schedule” and Insert “Chapter 150 of the Flossmoor Municipal Code.”
- D. Section 112.4 - Delete “of not less than ___ dollars or more than ___ dollars” and Insert “as established in the Chapter 150 of the Flossmoor Municipal Code.”
- E. Section 302.4 - Insert “five (5) inches.”
- F. Section 304.14 - Insert “April 1st, December 1st”
- G. Section 602.3 - Insert “October 1st, May 1st”
- H. Section 602.4 - Insert “October 1st, May 1st”

Section 8: That Section 154-1-1 of the Village of Flossmoor Municipal Code is hereby repealed and replaced with the following:

“154-1-1 ADOPTION OF THE FIRE CODE

- A. The regulations of the 2018 edition of the International Fire Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the fire code of the village governing minimum requirements for fire prevention and fire protection systems with such amendments as are set forth in subsection B.”
- B. The fire code is amended as follows:
1. Section 101.1 - Insert “the Village of Flossmoor”
 2. Section 103.2 - Delete in its entirety.
 3. Section 103.3 - Delete in its entirety.
 4. Section 110.4 - Delete in its entirety and insert “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 mechanical work of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate issued under the provisions of this code shall be subject to fines as established in Chapter 150 of the Flossmoor Municipal Code. Each day that a violation continues after due notice has been served shall be deemed as a separate offense.”
 5. Section 112.4 - Delete “of not less than ___ dollars or more than ___ dollars” and Insert “as established in Chapter 150 of the Flossmoor Municipal Code.”
 6. Section 903.2 - Replace with “Approved automatic sprinkler systems shall be provided in new buildings and structures for all use groups. Exception: Detached accessory buildings for group R occupancies under 1,000 square feet in area.”
 7. Section 907.2 - Replace with “An *approved* manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in all new buildings and structures. Exception: Detached accessory buildings for group R occupancies under 1,000 square feet in area.”
 8. Section 2301.1 - Replace with “The storage of Flammable and Combustible liquids shall comply with state law requirements.”
 9. Section 3307 - Replace with “The manufacture, use, handling and storage of explosive materials in any quantity shall be prohibited.”
 10. Section 5704.1 - Replace with “The storage of Flammable and Combustible liquids shall comply with state law requirements.”
 11. Section 6101 - Replace with “Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such use shall comply with this chapter, NFPA 58, and state law requirements.”
 12. Section 6101.2 - Delete in its entirety.
 13. Section 6101 - Add new Sub-Section 6101.4 “Liquefied Petroleum Gas Storage. The permanent bulk storage of Liquefied Petroleum Gas in quantities exceeding 500 gallons water storage shall be prohibited.

Section 9:

This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED this 18th day of February, 2019.

AYES: Driscoll, Hoag, Mitros, Wilder, Williams

NOES: None

ABSENT: None

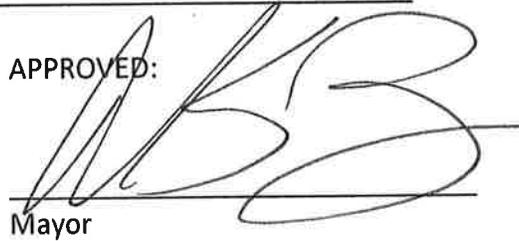
ABSTAINED: None

PASSED: February 18, 2019

APPROVED: February 18, 2019

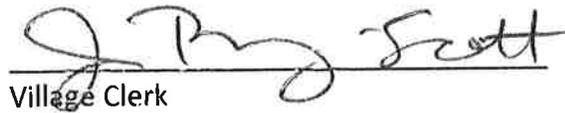
PUBLISHED: February 19, 2019

APPROVED:

A large, stylized handwritten signature in black ink, appearing to be 'AB', is written over a horizontal line.

Mayor

ATTEST:

A handwritten signature in black ink, appearing to be 'J. Perry Scott', is written over a horizontal line.

Village Clerk