

**AN ORDINANCE AMENDING THE BEARDSTOWN CITY CODE  
TO UPDATE THE VARIOUS BUILDING CODES ADOPTED BY REFERENCE  
IN CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS**

WHEREAS, it has been determined by the City Council of the City of Beardstown, Cass County, Illinois, that the various building and building regulation codes adopted by reference under various chapters of the Beardstown City Code be updated to reflect more modern building code requirements.

THEREFORE, BE IT ORDAINED by the City Council of the City of Beardstown, Cass County, Illinois, as follows:

Section 1: The foregoing recitals are incorporated herein as the findings of the City Council of the City of Beardstown.

Section 2: Chapter 5, Buildings and Building Regulations, Article II, Building Code, be amended by **deleting** existing Section 5-16, and by **replacing** it with a new Section 5-16, as follows:

**“Section 5-16. - Adopted.**

There is hereby adopted by reference that code known as the International Building Code (2021), published by the International Code Council, Inc., save such portions as are hereinafter deleted, modified, or amended. Said code applies to all buildings except detached one- and two-family dwellings and townhouses up to three stories. To address those structures, there is also hereby adopted by reference that code known as the International Residential Code for One- and Two- Family Dwellings (2021), published by the International Code Council, Inc., save such portions as are hereinafter deleted, modified, or amended. At least three (3) copies of each such code which is incorporated or adopted by reference herein are on file in the office of the City Clerk and are available for public use, inspection, and examination.”

Section 3: Chapter 5, Buildings and Building Regulations, Article III, Electrical Code, be amended by **deleting** existing Section 5-31, and by **replacing** it with a new Section 5-31, as follows:

**“Section 5-31. - Adopted.**

There is hereby adopted by reference that code known as the National Electrical Code (2020), published by the National Fire Protection Association, save such portions as are hereinafter deleted, modified, or amended. At least three (3) copies of such code which is incorporated or adopted by reference herein are on file in the office of the City Clerk and are available for public use, inspection, and examination.”

Section 4: Chapter 5, Buildings and Building Regulations, Article IV, Plumbing Code, be amended by **deleting** existing Section 5-45, and by **replacing** it with a new Section 5-45, as follows:

**“Section 5-45. - Adopted.**

(a) There is hereby adopted by the City, for the purpose of establishing a minimum code of standards for the fixtures, materials, design, and installation methods of plumbing systems, the Illinois Plumbing Code of 2014, as amended from time to time and as established and adopted by the Illinois Department of Public Health pursuant to authority granted to the Department in the Illinois Plumbing License Law (225 ILCS 320/0.01 et seq.), of which three (3) copies are now filed in the office of the city clerk and the same are hereby adopted and incorporated as if fully set out at length herein. The provisions thereof shall be applicable to the plumbing of all buildings and structures within the corporate limits of the City.

(b) In the event there is a conflict between the code adopted by reference in this Section and other provisions of this Code or ordinances of the City, the other provisions of this Code or ordinances of the City shall prevail.”

Section 5: Chapter 5, Buildings and Building Regulations, Article VIII, Rental Housing Inspections, be amended by **deleting** existing Section 5-87, and by **replacing** it with a new Section 5-87, as follows:

**“Section 5-87. - Minimum Standards.**

All rental units must meet certain minimum living standards for the safety and protection of the tenants. All rental units are hereby required to meet the current building codes, fire protection code, and property maintenance code adopted and incorporated by reference by the City. A copy of the codes and standards shall be on file with the city clerk. Inspections shall be made by using a standard inspection form. A copy of said form, which may be changed from time to time, is on file in appropriate city offices. Any landlord or other person owning a rental unit which does not meet the codes and standards referred to above is in violation of this Article.”

Section 6: Chapter 7, Fire Prevention and Protection, Article III, Fire Prevention Code, be amended by **deleting** existing Section 7-39, and by **replacing** it with a new Section 7-39, as follows:

**“Section 7-39. - Adopted.**

There is hereby adopted by reference that code known as the International Fire Code (2021), published by the International Code Council, Inc., save such portions as are hereinafter deleted, modified or amended. At least three (3) copies of such code which is incorporated or adopted by reference herein are on file in the office of the City Clerk and are available for public use, inspection, and examination.”

Section 7: All ordinances, parts of ordinances, and amendments to ordinances in conflict with any provision of this ordinance are repealed as of the effective date hereof.


Section 8: This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

ADOPTED/REJECTED this 16<sup>th</sup> day of January, 2024, by vote of the City Council of the City of Beardstown as follows:

	Yes	No	Absent
Lisa Buhlig	<u>  x  </u>	<u>          </u>	<u>          </u>
Eric Harbin	<u>  x  </u>	<u>          </u>	<u>          </u>
Dawn Seward	<u>          </u>	<u>    x    </u>	<u>          </u>
Mary Davis	<u>  x  </u>	<u>          </u>	<u>          </u>
Keith Schramm	<u>  x  </u>	<u>          </u>	<u>          </u>
Ron Culves	<u>  x  </u>	<u>          </u>	<u>          </u>
Shawn Taylor	<u>          </u>	<u>          </u>	<u>    x    </u>
Chris Baer	<u>          </u>	<u>          </u>	<u>    x    </u>

PASSED BY A MAJORITY OF THE COUNCIL MEMBERS THEN HOLDING OFFICE IN THE CITY OF BEARDSTOWN, ILLINOIS, IN PUBLIC THIS 16<sup>TH</sup> DAY OF JANUARY, 2024.

  
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Mayor, City of Beardstown

Attest:  
  
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City Clerk, City of Beardstown