

ORDINANCE NO. 22-13

**AN ORDINANCE OF THE VILLAGE OF McCOOK ADOPTING
THE 2021 INTERNATIONAL BUILDING CODE, THE 2021
INTERNATIONAL RESIDENTIAL CODE, THE 2021
INTERNATIONAL MECHANICAL CODE, THE ILLINOIS
PLUMBING CODE, THE 2021 INTERNATIONAL FIRE CODE,
THE CHICAGO ELECTRICAL CODE, AND THE ILLINOIS
ENERGY CONSERVATION CODE**

TERRANCE M. CARR
Mayor

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Trustees

CHARLES SOBUS, SR.
Village Clerk

LOUIS F. CAINKAR, LTD.
Village Attorney

ORDINANCE NO. 22-13

AN ORDINANCE OF THE VILLAGE OF MCCOOK ADOPTING THE 2021 INTERNATIONAL BUILDING CODE, THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021 INTERNATIONAL MECHANICAL CODE, THE ILLINOIS PLUMBING CODE, THE 2021 INTERNATIONAL FIRE CODE, THE CHICAGO ELECTRICAL CODE, AND THE ILLINOIS ENERGY CONSERVATION CODE

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

Section 1

That Chapter 18, Building and Building Regulations, Article II, International Building Code, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 18-31, Adopted, to read as follows:

Sec. 18-31. Building Code.

(a) "The 2021 International Building Code" as published by the International Code Council, Inc. is hereby adopted as the Building Code of the Village with the following changes, additions or insertions:

Section 101.1, insert "Village of McCook".

Section 101.4.3, change the words "International Plumbing Code" to "Illinois Plumbing Code". Change the last sentence to read "Private sewage disposal systems are prohibited". Add the following sentence: "Whenever the International Plumbing Code is referenced, the reference shall be to the Illinois Plumbing Code".

Section 102.4, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the Village, the most stringent provisions shall be applied unless the building official otherwise determines".

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section 105.2, delete paragraph 1, 2, 4, and 6 under Building.

Section 109.4, add the following to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 113.1, delete the last two sentences and add "The board of appeals shall be the Board of Trustees".

Section 113.2, change the last sentence to read "The board shall have the authority to waive the requirements of this Code for due cause in hardship situations, which decision to waive shall not be subject to further appeal".

Section 114.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 903.2, add the following: "Automatic sprinkler systems are required to be installed in residential structures only where the residential structure contains more than 10,000 square feet of dwelling space or where the residential structure also contains commercial space within the same structure and the commercial space is required to be sprinklered."

Section 1209.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."

Section 1209.2, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section 1612.3, change the second sentence to read "The flood hazard map shall be the most recent flood insurance rate map issued by the Federal Emergency Management Agency, as amended from time to time".

Section 1807.1, add the following, "All foundations and foundation walls shall be concrete foundations and no other materials may be used."

Section 1807.1.3, delete in full.

Section 1807.1.4, delete in full.

Section 1807.1.5, add the following, "Masonry foundation walls are not permitted."

Section 1809.9, delete in full.

Section 1809.12, delete in full.

The following Appendixes are hereby declared to be mandatory: Appendix D, Appendix F, Appendix G, Appendix H, Appendix J, Appendix K.

Appendix D, Fire Districts, Section D101.1, change first sentence to read "The fire district shall include all territory within the Village".

Appendix H, Signs, is hereby adopted, but nothing therein shall permit the erection or maintenance of any sign unless permitted by the zoning ordinance.

Appendix K, Administrative Provisions, Section K101.1, is changed by adding a sentence to read "The Chicago Electrical Code shall apply within the Village and shall be the electrical code and govern all electrical installation and maintenance".

Section 2

That Chapter 18, Building and Building Regulations, Article V. Residential Code for One-And T-Family Dwellings, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 18-121, International Residential Code adopted, to read as follows:

Sec. 18-121. 2021 International Residential Code adopted.

(a) The "2021 International Residential Code", as published by the International Code Council, Inc. is hereby adopted as the International Residential Code (for One- and Two-Family Dwellings) of the Village with the following changes, additions or insertions:

Section R101.1, insert "Village of McCook".

Section R102.4, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the Village, the most stringent provisions shall be applied unless the building official otherwise determines".

Section R103.1, delete in full.

Section R103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section R105.2, delete paragraph 1, 2, 3, 5, 9 and 10 under Building.

Section R108.6, add the following to read "The additional fee for commencing work without obtaining the necessary permits shall be \$50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued."

Section R112.1, change to read "All appeals shall be taken as provided in the Building Code."

Section R112.3, delete in full.

Section R112.4, delete in full.

Section R113.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Table R301.2, Insert, "The building official shall determine the applicable criteria from the referenced tables and figures."

Section R401.2, insert "All foundations and foundation walls shall be poured concrete and no other materials may be used."

Section R402.1, delete in full, including Section R402.1.1 and Section R402.1.2.

Section R402.3, delete in full, including Section R402.3.1.

Section R402.4, delete in full.

Section R403.1, add the following, "All footings shall be poured concrete footings and no other materials may be used."

Section R404.1, change the last sentence to read, "All foundation walls and retaining walls shall be poured concrete and no other materials may be used."

Section R404.1.1, delete the last sentence as masonry foundation walls are prohibited.

Section R404.1.2, delete in full.

Section R404.1.4.1, delete in full.

Section R404.1.5.1, delete in full.

Section R404.1.5.3, delete in full.

Section R404.1.8, delete in full.

Section R404.2, delete in full.

Section R404.5, delete in full.

Section R408.4, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."

Section R807.1, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section R904.2, add the following, "Compatibility of materials. Roof assemblies shall be of materials that are compatible with each other and with the building or structure to which the materials are applied. Roofing materials and shingles must be uniform for the total roof on a structure. Replacement roofing must match in quality, color and size of existing roofing, such that replacement shingles must match exactly and have a uniform appearance. In the event that the Building Commissioner determines that replacement roofing is not uniform, then the complete reroofing of the structure shall be required."

Section P2601.1, change paragraph to read "Only methods, materials, construction and systems allowed by the Illinois Plumbing Code are permitted."

Section P2603.5.1, delete in full as private sewage disposal systems are not permitted.

Section P2904.1, add the following: "Automatic sprinkler systems are required to be installed in residential structures only where the residential structure contains more than 10,000 square feet of dwelling space or where the residential structure also contains commercial space within the same structure and the commercial space is required to be sprinklered."

Section E3401.1, change paragraph to read "Only wiring methods, materials, construction and systems allowed under the Chicago Electrical Code are permitted."

The following Appendixes are hereby declared to be mandatory: Appendix AA, Appendix AB, Appendix AC, Appendix AD, Appendix AF, Appendix AG, Appendix AH, Appendix AJ, Appendix AK, Appendix AM, Appendix AN, Appendix AP, and Appendix AT.

Section 3

That Chapter 18, Building and Building Regulations, Article VI. Mechanical Code, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 18-141, International Mechanical Code adopted, to read as follows:

Sec. 18-141. International Mechanical Code adopted.

The "2021 International Mechanical Code" as published by the International Code Council, Inc. is hereby adopted as the Mechanical Code of the Village with the following changes, additions or insertions:

Section 101.1, insert "Village of McCook".

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section 108.5, change the last sentence to read: "Any person violating a stop work order shall be liable for a fine of not less than \$100 nor more than \$750 for each violation. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 109.2, change to read "The building official shall establish a schedule of permit fees and plan review fees."

Section 109.6, change to read "The building official may authorize a refund of fees".

Section 113.4, change to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 114, delete in full. All appeals shall be taken as provided in the Building Code.

Section 115.4, change to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 4

That Chapter 18, Building and Building Regulations, Article VII, Plumbing Code, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 18-161, Illinois Plumbing Code adopted, to read as follows:

Sec. 18-161. Illinois Plumbing Code adopted.

The "Illinois Plumbing Code" as promulgated by the Illinois Department of Public Health at 77 Illinois Administrative Code, Part 890, with amendments to July 1, 2022, is hereby adopted as the Plumbing Code of the Village with the following changes, additions or insertions:

Appendix A, Table A: All materials shall meet the following requirements or be approved by the Building Commissioner.

Approved Materials for Water Service Pipe shall be as permitted by Table 29 (18-29-605.4) of the Chicago Plumbing Code.

Approved Materials for Water Distribution Pipe shall be as permitted by Table 29 (18-29-605.5) of the Chicago Plumbing Code.

Approved Standards for Fittings shall be as permitted by Table 29 (18-29-605.6) of the Chicago Plumbing Code.

Any amendments to the Illinois Plumbing Code or the Chicago Plumbing Code after July 1, 2022 shall be effective in the Village upon their effective date.

Section 5

That Chapter 34, Fire Prevention and Protection, Article III, Fire Prevention Code, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 34-91, International Fire Code, to read as follows:

Sec. 34-91. International Fire Code.

"2021 International Fire Code" as published by the International Code Council, Inc. is hereby adopted as the Fire Prevention Code of the Village with the following changes, additions or insertions:

Section 101.1, insert "Village of McCook".

Section 103.2, change to read "The code official is the Fire Inspector."

Section 107.2, add the following, "The code official shall establish a schedule of permit fees which are required to be paid in conjunction with the issuance of any required permit".

Section 111, delete in full. All appeals shall be taken as provided in the Building Code.

Section 112.4, change the first sentence to read, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day

Section 6

That Chapter 18, Building and Building Regulations, Article IV, Electrical Code, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 18-91, Chicago Electrical Code, to read as follows:

Sec. 18-91. Chicago Electrical Code.

The "Chicago Electrical Code" (Title 14E of the Municipal Code of Chicago as amended to July 1, 2022) is hereby adopted as the Electrical Code of the Village with the following changes, additions or insertions:

"Village of McCook" shall be substituted for "City of Chicago".

Any amendments to the Chicago Electrical Code after July 1, 2022 shall be effective in the Village upon the date of applicability in the City of Chicago.

Section 7

That Chapter 18, Building and Building Regulations, Article VIII, Energy Conservation Code, of the Code of Ordinances, Village of McCook, Illinois, be amended by changing Section 18-221, Energy Conservation Code, to read as follows:

Sec. 18-221. Energy Conservation Code.

The "Illinois Energy Conservation Code" as published by the Capital Development Board of the State of Illinois (Section 600.110 of Title 71 of the Illinois Administrative Code) is hereby adopted as the Energy Conservation Code of the Village.

Section 8

Unless otherwise provided, the penalty clause for this ordinance shall be Section 1-9 of the Code of Ordinances, Village of McCook, Illinois.

Section 9

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 10

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Section 11

This ordinance shall be in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of McCook this 18th day of July, 2022.



CHARLES SOBUS, SR., Village Clerk

APPROVED by me this 18th
day of July, 2022.



TERRANCE M. CARR, Mayor

I DO HEREBY CERTIFY that this ordinance was, after its passage and approval, published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of McCook, in accordance with law, this 18th day of July, 2022.



CHARLES SOBUS, SR., Village Clerk