

REFER TO:

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5-16-2022

City of St. Charles, Illinois

Ordinance No.: 2022-M-24

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

**Adopted by the
City Council
of the
City of St. Charles
May 16, 2022**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, May 23, 2022

Nancy Garrison
City Clerk



(S E A L)

City of St. Charles

Ordinance No. 2022-M-24

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

WHEREAS, not less than one (1) copy of the 2021 International Building Code, published February 2021 by International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the Building Official has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.010 entitled “2015 International Building Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.010 2021 International Building Code – Regulations Adopted and Modified.

The 2021 International Building Code issued by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL, 60478, one (1) full edition of which has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois, for more than thirty (30) days, together with the amendments listed in Section 15.04.015 hereof, are hereby adopted as the regulations governing the construction of buildings and structures within the City of St. Charles, except for one- and two-family dwellings and townhouses not more than three stories in height, which are covered by Section 15.04.020. (For adoption of administrative provisions in Chapter 1 of the International Building Code, see Chapter 15.101).

15.04.015 Amendments to the 2021 International Building Code.

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

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

2. Amend Section 410.6 “Automatic Sprinkler System” by deleting exceptions #2.

3. Delete the provision in section 706.3 “Materials” in its entirety and substitute the following therefore:

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

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

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

Exceptions:

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

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

5. Amend Section 903.6 and add 903.6.1 as follows:

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

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

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

Hazard Category
Table 903.6.1

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

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

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

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

907.9 Where required in existing buildings and structures. An approved fire alarm system shall be installed in existing buildings and structures where required in chapter 11. Notwithstanding any provision of Section 907, Section 1103.7 or their subsections to the contrary, an approved manual fire alarm signaling system that activates the occupant notification system in accordance with Section 907.5, shall be installed

and maintained in all buildings over one (1) story in height or over 1,000 square feet.

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

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

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

Table 1020.2
Corridor Fire Resistance Rating

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

(a) For requirements for occupancies in Group I-2, see Section 402.3 and 407.3 of the *International Building Code*.

(b) For a reduction in the fire-resistance rating of occupancies in Group I-3, see Section 408.8 of the *International Building Code*.

(c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.

d) Glass permitted in wall.

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

Exhibit A

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

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

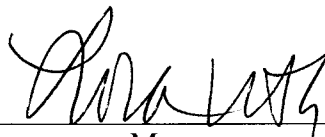
SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on July 1, 2022.

Presented to the City Council of the City of St. Charles, Illinois, this 16th day of May, 2022.

Passed by the City Council of the City of St. Charles, Illinois, this 16th day of May, 2022.

Approved by the Mayor of the City of St. Charles, Illinois, this 16th day of May, 2022.



Mayor

Attest:


City Clerk

Council Vote:

Ayes: 10

Nays: 0

Abstain: 0

Absent: 0

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on **May 16, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022-M-24** entitled:

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

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No 2022-M-24, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **May 23, 2022**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **16th** day of **May 2022**.


Municipal Clerk

(S E A L)

