

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 2 (BUILDING CODE)  
OF TITLE 9 (BUILDING REGULATIONS) OF THE VILLAGE CODE OF HINSDALE  
REGARDING THE ADOPTION OF VARIOUS UPDATED BUILDING CODES**

**WHEREAS**, the Village of Hinsdale (the “Village”) is a non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to Article VII, Section 7 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, the International Code Council (the “ICC”) authorizes and publishes the International Building Code Series, and provides periodic updates to the series of codes pertaining to a range of building and safety regulations; and

**WHEREAS**, in 2021 the International Code Council (“ICC”) authorized and published the 2021 International Building Code (“2021 IBC”), which provides updates to a series of codes pertaining to building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Residential Code (“IRC”), which provides updates to the previous editions of the IRC relative to residential building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 Property Maintenance Code (“PMC”), which provides updates to the previous editions of the PMC relative to general building maintenance regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Plumbing Code (“IPC”), which provides updates to the previous editions of the IPC relative to plumbing regulations; and

**WHEREAS**, in 2020 the ICC authorized and referenced the 2020 National Electrical Code (“NEC”), which provides updates to the previous editions of the NEC relative to electrical regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 Existing Building Code (“EBC”), which provides updates to the previous editions of the EBC relative to existing building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 Swimming Pool and Spa Code (“ISPASC”), which provides updates to the previous editions of the ISPASC relative to swimming pool and spa regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Fire Code (“IFC”), which provides updates to the previous editions of the IFC relative to fire and safety building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Mechanical Code ("IMC"), which provides updates to the previous editions of the IMC relative to mechanical building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Fuel Gas Code ("IFGC"), which provides updates to the previous editions of the IFGC relative to fuels in building regulations; and

**WHEREAS**, the Village has previously adopted earlier editions of the various ICC codes, with local amendments, as part of the Village Code of Hinsdale (the "Village Code"); and

**WHEREAS**, Village's Community Development Department has reviewed the various updated editions of the ICC codes and made the following findings:

- A. Numerous changes and clarifications have been made to the suite of ICC codes since the Village's adoption of earlier editions of the various codes;
- B. The 2021 edition of the ICC codes are widely adopted by local governments across Illinois and, thus, many contractors are accustomed to working in and with these codes;
- C. Adoption of the codes, with local amendments to best support the needs of the Village, would streamline processes with minimum impact on contractors and staff without compromising building safety, accessibility, energy conservation, or other colloquial standards and necessities; and

**WHEREAS**, as required by State Law, the Village reported the proposed Code updates and amendments to the State of Illinois' Capital Development Board more than thirty (30) days prior to the effective date of the of the Codes; and

**WHEREAS**, the President and Board of Trustees, based on Village staff's recommendations, have determined that it is in the best interests of the Village of Hinsdale to update its Village Code by adopting various 2021 ICC codes, together with certain local amendments as presented, and to amend the Village Code to provide for the same.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1: Recitals.** The foregoing recitals are incorporated into Section 1 of this Ordinance by this reference.

**SECTION 2: Code Amendments.** Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 2 (Applications for Permits) shall be amended to read in its entirety as follows:

**"9-1-2: APPLICATIONS FOR PERMITS:**

All applications for permits shall be made to the building commissioner and shall be accompanied by plans and specifications in duplicate showing in detail the work to be done. Such plans shall be verified by the signature either of the owner of the premises or of the architect or contractor in charge of operations.

If work for which a permit is required has already been undertaken before the building commissioner has approved a permit application and issued a permit, then the applicant for such permit shall pay, in addition to the regular permit fee, a fee in the amount specified under the reinspection fee schedule for such work.

Every application for a permit shall certify that the proposed work shall be completed according to plans and specifications accompanying the application within one year from the date such permit was issued, except as otherwise specified in 9-1-7B. Failure to complete within that time period shall constitute a violation of the building code."

**SECTION 3: Code Amendments.** Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 9 (Certificates of Use and Occupancy) shall be amended to read in its entirety as follows:

**"9-1-9: CERTIFICATES OF USE AND OCCUPANCY:**

No certificate of use and occupancy for any building or structure erected, altered, or repaired after the adoption of this title shall be issued unless such building or structure was erected, repaired, or altered in compliance with the provisions of this title.

When no building permit has been issued and only a change of occupancy or new occupancy at each location or unit is required, each application for such occupancy received by the Village shall be accompanied by an occupancy permit fee. Additionally, no tenant shall occupy a space, nor shall any owner permit a tenant to occupy a space until that tenant has obtained a Certificate of Occupancy and is in good standing with the Village."

**SECTION 4: Code Amendments.** Title 9 (Building Regulations), Chapter 2 (Building Code) of the Village Code shall be amended to read in its entirety as follows:

**"9-2-1: ADOPTION:**

There is hereby adopted by the Village, the International Building Code, 2021 edition, as hereinafter amended (hereinafter the "IBC"). One copy of the IBC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein. If the provisions of the IBC, as adopted, conflict with or contravene any provision of chapter 1 of this title, the provisions of chapter 1 of this title shall control.

**9-2-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the IBC are hereby amended, revised, and changed as follows:

**101.1 Title:** Add: Village of Hinsdale.

**103.1 Creation of Enforcement Agency:** Add: Village of Hinsdale.

**105.2 Work Exempt From Permit:** Delete section in its entirety.

**105.5 Expiration:** Amend with: "Building Official is authorized to grant extensions as permitted by local ordinance. See Municipal Code Section 9-1-7."

903.2 Additional Requirements: Change section as follows:

A. Applicability: In addition to the foregoing requirements, fire suppression systems shall be installed and maintained in full operating condition, by the building owner, as specified in this code, throughout the entire building or structure described in subsection B.

1. For all new construction.
2. At any time, the occupancy use of the building is changed.
3. When the cost of the remodeling, or reconstruction exceeds twenty-five percent (25) of the value of the building or structure. If there is a disagreement, the value shall be determined by the average value of two (2) appraisals, one provided by the Village and the second provided by the applicant.
4. At any time the height of the building or structure is enlarged.
5. At any time the floor area of a building or structure is enlarged in excess of five hundred (500) square feet.

B. Where Required:

1. In any buildings or structures or portions thereof of use groups A-1, A-2, A-3, and A-4.
2. In all buildings or structures or portions thereof of use group B when more than two thousand five hundred (2,500) square feet per floor in area or fire area or when more than three (3) stories in height.
3. In all buildings or structures or portions thereof of use group E when more than two thousand five hundred (2,500) square feet per floor in area or fire area or when more than three (3) stories in height.
4. In all buildings or structures or portions thereof of use group F-1 when more than two thousand five hundred (2,500) square feet per floor.
5. In all buildings or structures or portions thereof of use group H.
6. In all buildings or structures or portions thereof of use group I-1, I-2, and I-3.
7. In all buildings or structures or portions thereof of use group M, S-1, and U when more than two thousand five hundred (2,500) square feet per floor in area or more than three (3) stories in height.

903.2.1.1 Group A-1: Delete section in its entirety.

903.2.1.2 Group A-2: Delete section in its entirety.

903.2.1.3 Group A-3: Delete section in its entirety.

903.2.1.4 Group A-4: Delete section in its entirety.

903.2.3 Group E: Delete condition 1 and the exception in condition 2.

903.2.4 Group F-1: Delete condition 1.

903.2.4.1 Woodworking operations: Delete section in its entirety.

903.2.4.3 Upholstered furniture or mattresses: Delete section in its entirety.

903.2.5 Group H: Delete section in its entirety.

903.2.7 Group M: Delete conditions 1, 2, 3.

903.2.9 Group S-1: Delete conditions 1,2.

907.2 Where Required add the following language: "In addition to the foregoing requirements an automatic fire detection system shall be installed by the building owner, maintained in full operating condition by the building owner, and tied by the building owner directly to the Hinsdale fire department communications center in the locations described in A, B, and C. All new fire alarm systems shall be fully addressable. No certificate of occupancy shall be issued for new construction or for renovated or rebuilt premises until the provisions of section 907.2 have been satisfied.

A. New Construction: An automatic fire detection system complying with NFPA 72, 2019 edition, in all new buildings or structures, or new portions of buildings or structures, of use groups A-1, A-2, A-3, A-4, A-5, B; E, I-1, I-2, I-3, and M; and in all buildings of use groups R. All new fire alarm systems shall use wireless radio transmission technology approved by the Hinsdale fire department to meet the direct connect requirement.

B. Existing Structures: An automatic fire detection system complying with NFPA 72, 2019 edition, or an automatic fire suppression system complying with NFPA 13, 2019 edition:

1. In each existing building and structure in use groups A-1, A-2, A-3, A-4, and A-5; and
2. In each existing building and structure in use groups E, I-1, I-2, and I-3; and
3. In each existing building and structure in use groups B and M when such building or structure is located in the area bounded by the Burlington RR, Second Street, Grant Street, and Garfield Street; and

4. In each existing building or structure in use groups B and M when such building or structure exceeds 10,000 square feet of gross floor area; and

5. In each existing building or structure in use group R.

C. Sprinklered Building Exception: All new and existing buildings that are equipped throughout with an approved automatic fire suppression system complying with NFPA 13, 2019 edition, shall not be required to have an automatic fire detection system, but shall be equipped with a manual fire protective signaling system complying with NFPA 72, 2019 edition.”

907.2.1 Group A: Delete section in its entirety.

907.2.2 Group B: Delete section in its entirety.

907.2.3 Group E: Delete section in its entirety.

907.2.6.1 Group I-1: Delete section in its entirety.

907.2.6.2 Group I-2: Delete section in its entirety.

907.2.6.3 Group I-3: Delete section in its entirety.

907.2.7 Group M: Delete section in its entirety.

907.2.8 Group R-1: Delete section in its entirety.

907.2.9 Group R-2: Delete section in its entirety.

3002.4 Elevator Car To Accommodate Ambulance Stretcher: Amend both occurrences of “four or more stories” to “two or more stories”.

**SECTION 5: Code Amendments.** Title 9 (Building Regulations), Chapter 3 (Residential Code) of the Village Code shall be amended to read in its entirety as follows:

**“9-3-1: ADOPTION:**

There is hereby adopted by the Village the International Residential Code, 2021 edition, with the following appendices: AA, AB, AC, AD, AF, AG, AH, AJ, AK, AN, AO, and AT, as hereinafter amended (hereinafter the “IRC”). One copy of the IRC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-3-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the IRC are hereby amended, revised, and changed as follows:

R101.1 Title: Add: Village of Hinsdale.

R105.2 Work Exempt From Permit: Delete in its entirety.

R105.5 Expiration: Amend with: "Building official is authorized to grant extensions as permitted by local ordinance. See Section 9-1-7 of this Code."

110.1 Use and Change of Occupancy: Delete exception 2.

301.2 Add to table as follows:

For ground snow load: 25

For wind speed: 107

For topographical effects: no

For special wind region: no

For windborne debris zone: no

For seismic category: A

For weathering: severe

For frost line depth: 42"

For termite: moderate to heavy

For ice barrier required: yes

For flood hazards: section 12-1 VOHMC

For air freezing index: 2,000

For mean annual temperature: 50

R112 Board of Appeals: Delete in its entirety.

R302.5.1 Opening Protection: Delete: "20 minute" and amend to "one-hour rated."

R302.6 Dwelling-Garage Fire Separation: Delete table R302.6 and amend to: "not less than 5/8" Type X gypsum board or equivalent."

R302.6.1 Add new section: "Common door to living area to be minimum of 4" above garage floor."

R310.4.4 Bars, Grills, Covers, and Screens: Delete: "Where" and "are" and add "shall be" after "similar devices."

R310.6 Dwelling Additions: Delete exceptions.

R312.1 Guards: Add: "Parking and / or walking surfaces within 2' of retaining walls with more than a 30" grade change.

R401.1 Application: Delete reference to wood foundations and exceptions.

R502.11 Wood Trusses: Add language as follows, "All void spaces to be filled in their entirety with blown in insulation."

R802.10 Wood Trusses: Delete section in its entirety.

R903.4 Roof Drainage: Add new sentence: "Gutters and downspouts required unless alternative approved by Building Official."

M1305.1.2 Appliances in Attics: Add: "Heat producing appliances installed in attic spaces shall be enclosed in a drywalled enclosure and equipped with a 110v. interconnected smoke detector."

M1601.1.1 Above-Ground Duct Systems: Delete #7 in its entirety.

G2414.4 Metallic Tubing: Delete section in its entirety.

G2414.5 Plastic Pipe, Tubing and Fittings: Delete reference to polyamide pipe.

G2414.10 (403.10) Plastic Piping, Joints and Fittings: Delete reference to polyamide fittings.

G2415.2 (404.2) CSST: Delete section in its entirety.

P2906.4 Water Service Pipe: Delete table P2906.4 in its entirety. Add: "Water service pipe shall be of Type K copper."

P2906.5 Water Distribution Pipe: Delete table P2906.5 in its entirety. Add: "Type K or L copper only."

E3801.2 Allowable Wiring Methods Table E3801.2: Delete: aluminum, copper-clad aluminum, AC, NM, NMC, SE, PVC above grade, ENT, concealed knob and tube.

AJ109.7 Ceiling Height: Revise to read: "Habitable spaces created in existing basements shall have a ceiling height of not less than 6 feet 4 inches."

AJ110.4 Ceiling Height: Revise to read: "Habitable spaces created in existing basements shall have a ceiling height of not less than 6 feet 4 inches.""

**SECTION 6: Code Amendments.** Title 9 (Building Regulations), Chapter 4 (Property Maintenance Code) of the Village Code shall be amended to read in its entirety as follows:

**"9-4-1: ADOPTION:**

There is hereby adopted by the Village the International Property Maintenance Code, 2021 edition, as hereinafter amended (hereinafter the "IPMC"). One copy of the IPMC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-4-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the property maintenance code are hereby amended, revised, and changed as follows:

101.1 Title: Add: Village of Hinsdale.

103.1 Creation of Agency: Add: Village of Hinsdale.

107 Means of Appeal: Delete section in its entirety.

302.4 Weeds: Insert: eight (8) inches.

602.2 Residential Occupancies: Replace "68 degrees" with "70 degrees."

602.3 Heat Supply: Add "October 1<sup>st</sup> through June 1<sup>st</sup>"; replace "68 degrees" with "70 degrees."

604.2 Service: Replace "60 amperes" with "100 amperes".

**SECTION 7: Code Amendments.** Title 9 (Building Regulations), Chapter 5 (Plumbing Code) of the Village Code shall be amended to read in its entirety as follows:

**"9-5-1: ADOPTION:**

There is hereby adopted by the Village the International Plumbing Code, 2021 edition, as hereinafter amended (hereinafter the "IPC"). One copy of the IPC has been on file in the office of the Village Clerk for a period of thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-5-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the plumbing code are hereby amended, revised and changed as follows:

101.1 Title: Add: Village of Hinsdale.

103.1 Creation of Agency: Add: Village of Hinsdale.

113 Means of Appeals: Delete section in its entirety.

114.1 Board of Appeals: Delete section in its entirety.

305.4.1 Sewer Depth: Revise to read: "Building sewers shall be installed not less than 48" below grade."

602.3 Individual Water Required: Delete section in its entirety.

605.3 Water Service Pipe: Revise to read: "Water service pipe shall be of Type K copper."

Table 605.3: Delete in its entirety.

605.4 Water Distribution Pipe: Revise to read: "Water distribution piping to be of Type L copper."

Table 605.4: Delete in its entirety.

701.3 Separate Sewer Connection: Revise to read: "A building having plumbing fixtures installed and intended for human habitation, occupancy or use on premises abutting on a street, alley or easement in which there is a public sewer shall have a separate independent connection with the sewer. Where located on the same lot, multiple buildings shall not be prohibited from connection to a common building sewer on the same lot independent from other lots that connect to the public sewer."

**SECTION 8: Code Amendments.** Title 9 (Building Regulations), Chapter 6 (Electrical Code) Section 1 (Adoption) of the Village Code shall be amended to read in its entirety as follows:

**"9-6-1: ADOPTION:**

There is hereby adopted by the Village the National Electrical Code, 2020 edition, as hereinafter amended (hereinafter the "NEC"). One copy of the NEC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-6-2: AMENDMENTS, REVISIONS, AND CHANGES:**

Various sections of the NEC are amended, revised, and changed as detailed in Sections 9-6-3 through 9-6-8 below.

**9-6-3: SERVICE ENTRANCE CAPACITY AND EQUIPMENT RESTORED:**

A. Residential Service Capacity: Provided the connected load will not exceed one hundred (100) amperes, the minimum residential service is one hundred (100) amperes and the code does not relieve the applicant from determining the proper service capacity for the building in accordance with methods outlined in NEC article 230. The minimum service entrance capacity approved for each dwelling unit shall be a 3-wire, grounded neutral, one hundred (100) ampere main breaker, with a service main disconnect or fused disconnect and a minimum of twenty (20) spaces for circuits. Service entrance conductors shall be as specified in NEC 310.16 and shall be THWN copper. No aluminum wire permitted. Service entrance conductors shall be continuous (without splice) from service head to meter fitting, and service disconnecting means; and shall be enclosed in a minimum one and one-fourth inch (1 1/4") threaded RMC galvanized or IMC galvanized for above ground and below grade. The neutral conductor shall be white in color or otherwise identified.

B. Main Disconnect: Every service panel shall be equipped with a main disconnect at the panel and a shunt trip where necessary for protection of personnel.

**9-6-4: GENERAL WIRING REQUIREMENTS:**

NEC Article 310 Aluminum, Copper-Clad Aluminum: Delete section in its entirety.

NEC Article 320 Armored Cable, Type AC: Delete section in its entirety.

NEC Article 334 Nonmetallic-Sheathed Cable, Types NM and NMC: Delete section in its entirety.

NEC Article 338 Service Entrance Cable: Delete section in its entirety.

NEC Article 352 Rigid Polyvinyl Chloride Conduit Type PVC: Amend section as follows: "Use of Rigid Polyvinyl Chloride Conduit Type PVC shall not be permitted for above ground applications."

NEC Article 362 Electrical Nonmetallic Tubing Type ENT: Delete section in its entirety.

NEC Article 394 Concealed Knob and Tube Wiring: Delete section in its entirety.

**9-6-5: RACEWAYS OR CONDUITS:**

A. Wiring: All work over fifty (50) volts shall be installed in RMC, IMC, or EMT. It shall be permissible to use extensions of flexible metal conduit, not more than six feet (6') in length where flexible connectors are necessary. All flexible conduits shall have a separate equipment grounding conductor installed. All raceway connections shall be tight and shall provide a continuous electrical circuit for grounding purposes. Wherever possible, conduit shall be used.

**9-6-6: AIR CONDITIONERS (RESIDENTIAL):**

A. Air conditioning condensers may not be located within any required interior side yard, corner side yard, required front yard, or within ten feet (10') of the rear lot line. Exception: A one for one replacement may be located in a required yard, but only if located in the same location as the existing unit.

**9-6-7: GROUNDING OF STREET LIGHT POLES:**

Each new street lighting pole shall comply with grounding as in NEC 410.40-410.46 and, in addition, each street lighting pole shall be grounded by a separate ground rod. Ground rods shall be a minimum of eight feet (8') in length and five-eighths inch (5/8") in diameter.

**9-6-8: MULTIPLE POWER SOURCES:**

A. If multiple power sources exist, then a labeled external disconnect shall be required for each power source."

**SECTION 9: Code Amendments.** Title 9 (Building Regulations), Chapter 7 (Life Safety Code) of the Village Code shall be amended to read in its entirety as follows:

**"CHAPTER 7**

**EXHIBITING BUILDING CODE**

SECTION:

## **9-7-1: Adoption**

## **9-7-2: Amendments, Revisions and Changes**

### **9-7-1: ADOPTION:**

There is hereby adopted by the Village the International Existing Building Code, 2021 edition, as hereinafter amended (hereinafter the "IEBC"). One copy of the IEBC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

### **9-7-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the IEBC are hereby amended, revised, and changed as follows:

101.1 Title: Add: Village of Hinsdale.

105.2 Work Exempt From Permit: Delete section in its entirety.

112 Board of Appeals: Delete section in its entirety."

**SECTION 10: Code Amendments.** Title 9 (Building Regulations), Chapter 8 (Swimming Pools) of the Village Code shall be amended to read in its entirety as follows:

### **"9-8-1: ADOPTION:**

There is hereby adopted by the Village the International Swimming Pool and Spa Code, 2021 edition, as hereinafter amended (hereinafter the "ISPASC"). One copy of the ISPASC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

### **9-8-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the ISPASC are hereby amended, revised, and changed as follows:

101.1 Title: Add Village of Hinsdale.

103.1 Creation of Agency: Add Village of Hinsdale.

105.4.3 Expiration: Amend section with: "Building Official is authorized to grant extensions as permitted by local ordinance. See Village Code of Hinsdale Code Section 9-1-7, one extension of not more than 30 days."

105.4.4 Extensions: Delete section in its entirety.

110.6 Approval Required: Add language as follows: "Immediately upon the completion of the pool and all its appurtenances and equipment, the person installing the same shall notify the enforcing officer that such work is ready for final inspection. If all work is found to be correctly installed and completed, the enforcing officer shall issue a certificate of use to the owner of such pool. No pool or equipment shall be used until final inspection has been satisfactorily completed."

113.4 Violation Penalties: Delete section in its entirety.

301.1.1.1 Locations: Add new section: "Clearance between swimming pool and any building foundation, retaining wall or masonry fence must be a minimum of five feet (5') and not less than the depth of the pool at a point nearest the foundation unless the foundation, wall or fence is first properly underpinned or otherwise protected against settlement."

302.6 Wastewater Discharge: Add language as follows: "Pools shall be drained into the storm sewer system if available, or else into the sanitary sewer at a rate not to exceed ten (10) gallons per square foot of filter area. No pool shall be drained while it is raining. Public and semiprivate pools shall not be drained without first notifying and obtaining the approval of the enforcing officer. Wastewater shall not be discharged in such a manner as to create a public nuisance."

305.1 General: Delete exception for safety covers. All pools and spas to meet barrier requirements set forth in 305.2 through 305.7."

**SECTION 11: Code Amendments.** Title 9 (Building Regulations), Chapter 9 (Fire Code) of the Village Code shall be amended to read in its entirety as follows:

**"9-9-1: ADOPTION:**

There is hereby adopted by the Village the International Fire Code, 2021 edition, as hereinafter amended (hereinafter the "IFC"). One copy of the IFC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-9-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the fire code are hereby amended, revised, and changed as follows:

108.2 Inspections: Add the following language:

"The fire code official shall coordinate an annual fire inspection for all properties within the Village subject to inspections. If as a result of an inspection, the code official determines that either the structure or the premises fail to comply with section 101.2 the code official shall provide the owner or tenant with a written list of items to be corrected and assign a date by which those corrections must be completed. On or after the date assigned for completion of such corrections the code official will reinspect the structure or premises. The building owner shall be assessed an annual fee to be paid to the Village for the initial

inspection and any necessary reinspections pursuant to the fee schedule set forth in this section.

If, as a result of the reinspection, the code official determines that the owner or tenant has failed to correct the violations, the code official shall provide the owner or tenant with another written list of the items that must be corrected and assign a second date by which the changes must be completed. On or after the second date assigned for completion of such corrections, the code official shall, again, reinspect the structure and premises. The party receiving the notice of corrections shall pay to the Village a fee for this second reinspection pursuant to the fee schedule set forth in this section.

If, as a result of the second or any subsequent reinspection, the code official determines that the owner or tenant has failed to correct the violations, the code official may, at his option, provide the owner or tenant with another written list of the items that must be corrected and assign another date by which the changes must be completed. On or after the date assigned for completion of such corrections, the code official shall, again, reinspect the structure or premises. The party receiving the notice of corrections shall pay to the Village a fee for this third or any subsequent reinspection pursuant to the fee schedule set forth in this section.

For purposes of this section, the fee schedule shall be as follows based upon the square feet of the applicable structure:

| <b>Category</b>           | <b>0 - 5,000 Square Feet</b> | <b>5,001 – 10,000 Square Feet</b> | <b>10,001 Square Feet And Above</b> |
|---------------------------|------------------------------|-----------------------------------|-------------------------------------|
| Business                  | \$105                        | \$155                             | \$210                               |
| Assembly                  | \$105                        | \$105                             | \$105                               |
| Institutional             | \$105                        | \$210                             | \$365                               |
| Educational               | \$105                        | \$210                             | \$210                               |
| Residential R-1, R-2, R-3 | \$105                        | \$210                             | \$365                               |
|                           |                              |                                   |                                     |
| 2nd reinspection          | \$75                         | \$75                              | \$75                                |
| 3rd reinspection          | \$100                        | \$100                             | \$100                               |

The terms "business", "assembly", "institutional", "education", and "R-1, R-2 and R-3 residential" set forth above shall be as set forth in chapter 3 of the International Building Code, 2021 edition, adopted pursuant to section 9-2-1 of this code, as amended".

111 Means of Appeal: Delete section in its entirety.

112.4 Violation Penalties: Delete section in its entirety.

307 Open Burning, Recreational Fires, and Portable Outdoor Fireplaces: Delete section in its entirety.

506.1 Where required: Add the following language: "All new, remodeled, and existing structures that are required by code or regulation to have an approved fire alarm system, and all buildings required by code or regulation to be equipped with a fire suppression

system, also shall be equipped with a Knox Box system approved by the Hinsdale Fire Prevention Bureau.

1. Every such Knox Box system shall be installed, at the expense of the owner of the structure. Each owner and each occupant shall sign a hold harmless agreement for the Village of Hinsdale prior to the ordering of the box”.
2. The location of the installation shall be approved in advance of the installation by the Hinsdale Fire Prevention Bureau.
3. The approved Knox Box shall contain keys to gain necessary access to all areas in the building as required by the Hinsdale Fire Prevention Bureau.”

901.6 Inspection, Testing And Maintenance: Add the following language: "Inspections and field tests of fire suppression, alarm, detection, and any other fire protection systems, devices, and equipment shall be conducted by a licensed alarm or fire protection company representative."

901.7 Systems Out Of Service: Add the following language: "Whenever any company representative conducts test or undertakes maintenance or repair work on any said systems within the Village, the company shall notify the Hinsdale communications center of all such test, maintenance, or repair prior to undertaking them, and further, immediately after completion of such test, maintenance, or repair, shall notify the Hinsdale communication center of such completion."

903.2 Automatic Sprinkler Systems: Add the following:

A. Applicability: In addition to the foregoing requirements, fire suppression systems shall be installed and maintained in full operating condition, as specified in this code, throughout the entire building or structure in subsection B:

1. For all new construction.
2. At any time the use of the building or structure is changed.
3. When the cost of the remodeling, or reconstruction exceeds twenty-five percent (25) of the value of the building or structure. If there is a disagreement, the value shall be determined by the average value of two (2) appraisals, one provided by the Village and the second provided by the applicant.
4. Any time the height of a building or structure is enlarged.
5. Any time the floor area of a building or structure is enlarged in excess of five hundred (500) square feet.

A. Where Required:

1. In any buildings or structures or portions thereof of use groups A-1, A-2, A-3, and A-4.

2. In all buildings or structures or portions thereof of use group B when more than two thousand five hundred (2,500) square feet per floor in area or fire area or when more than three (3) stories in height.
3. In all buildings or structures or portions thereof of use group E when more than two thousand five hundred (2,500) square feet per floor in area or fire area or when more than (3) stories in height.
4. In buildings or structures or portions thereof of use group F-1 when more than two thousand five hundred (2,500) square feet per floor.
5. In all buildings or structures or portions thereof of use group H.
6. In all buildings or structures or portions thereof of use group I-1, I-2, and I-3.
7. In all buildings or structures or portions thereof of use groups M, S-1, and U when more than two thousand five hundred (2,500) square feet per floor in area or more than three (3) stories in height.

903.2.1.1 Group A-1: Delete section in its entirety.

903.2.1.2 Group A-2: Delete section in its entirety.

903.2.1.3 Group A-3: Delete section in its entirety.

903.2.1.4 Group A-4: Delete section in its entirety.

903.2.3 Group E: Delete condition 1 and the exception in condition 2.

903.2.4 Group F-1: Delete condition 1.

903.2.4.1 Woodworking operations: Delete section in its entirety.

903.2.4.3 Upholstered furniture or mattresses: Delete section in its entirety.

903.2.5 Group H: Delete section in its entirety.

903.2.7 Group M: Delete conditions 1, 2, 3.

903.2.9 Group S-1: Delete conditions 1, 2.

907.2 Where required add the following language: "In addition to the foregoing requirements an automatic fire detection system shall be installed by the building owner, maintained in full operating condition by the building owner, and tied by the building owner directly to the Hinsdale fire department communications center in the locations described in A, B, and C. All new fire alarm systems shall be fully addressable. No certificate of occupancy shall be issued for new construction or for renovated or rebuilt premises until the provisions of section 907.2 have been satisfied."

A. New Construction: An automatic fire detection system complying with NFPA 72, 2019 edition, in all new buildings or structures, or new portions of buildings or structures, of use groups A-1, A-2, A-3, A-4, A-5, B; E, I-1, I-2, I-3, and M; and in all buildings of use groups R. All new fire alarm systems shall use wireless radio transmission technology approved by the Hinsdale fire department to meet the direct connect requirement.

B. Existing Structures: All new and all existing buildings that are equipped throughout with an approved automatic fire suppression system complying with NFPA 13, 2002 edition, shall not be required to have an automatic fire detection system, but shall be equipped with a manual fire protective signaling system complying with NFPA 72, 2002 edition. An automatic fire detection system complying with NFPA 72, 2019 edition, or an automatic fire suppression system complying with NFPA 13, 2019 edition:

1. In each existing building and structure in use groups A-1, A-2, A-3, A-4, and A-5; and
2. In each existing building and structure in use groups E, I-1, I-2, and I-3; and
3. In each existing building and structure in use groups B and M when such building or structure is located in the area bounded by the Burlington RR, Second Street, Grant Street, and Garfield Street; and
4. In each existing building or structure in use groups B and M when such building or structure exceeds 10,000 square feet of gross floor area; and
5. In each existing building or structure in use group R.

C. Sprinklered Building Exception: All new and existing buildings that are equipped throughout with an approved automatic fire suppression system complying with NFPA 13, 2019 edition, shall not be required to have an automatic fire detection system, but shall be equipped with a manual fire protective signaling system complying with NFPA 72, 2019 edition.

907.2.1 Group A: Delete section in its entirety.

907.2.2 Group B: Delete section in its entirety.

907.2.3 Group E: Delete section in its entirety.

907.2.6.1 Group I-1: Delete section in its entirety.

907.2.6.2 Group I-2: Delete section in its entirety.

907.2.6.3 Group I-3: Delete section in its entirety.

907.2.7 Group M: Delete section in its entirety.

907.2.8 Group R-1: Delete section in its entirety.

907.2.9 Group R-2: Delete section in its entirety.

907.6.4 Zones: Amend language as follows:

- “1. Each floor shall be zoned separately. If an individual floor exceeds five thousand (5,000) square feet in floor area, then each five thousand (5,000) square foot area and each increment thereof shall be zoned separately.
2. For all residential uses, each living unit shall have an identifying device indicating which detection device is in alarm mode. The device shall be identifiable in accessible areas outside the living unit.
3. Each different type of system (detection, alternate suppression systems, pull boxes, and others) shall be zones separately.
4. Each tenant space shall be zoned separately.
5. Annunciator panels shall be provided when more than one zone is provided. The panel shall be visible from the building exterior and shall be installed in a location designated by the Hinsdale fire prevention bureau. A diagram of the building with corresponding zone locations shall be provided at the annunciator panel.
6. All alarm panel zoning shall be reviewed and approved, prior to installation, by the Hinsdale fire prevention bureau.
7. All new fire alarm systems shall be fully addressable.”

907.6.6 Monitoring: Add language as follows: “All fire alarm systems shall be tied to the Hinsdale Fire Department communications center.””

**SECTION 12: Code Amendments.** Title 9 (Building Regulations), Chapter 10 (Mechanical Code) of the Village Code shall be amended to read in its entirety as follows:

**“9-10-1: ADOPTION:**

There is hereby adopted by the Village the international mechanical code, 2021 edition, as hereinafter amended (hereinafter the "IMC"). One copy of the IMC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-10-2: AMENDMENTS, REVISIONS, AND CHANGES:**

The following sections of the IMC are hereby amended, revised and changed as follows:

101.1 Title: Add: Village of Hinsdale.

113 Means of Appeals: Delete section in its entirety.

114 Board of Appeals: Delete section in its entirety.

602.3 Stud cavity and joist space plenums: Delete section in its entirety.”

**SECTION 13: Code Amendments.** Title 9 (Building Regulations), Chapter 11 (Fuel Gas Code) of the Village Code shall be amended to read in its entirety as follows:

**“9-11-1: ADOPTION:**

There is hereby adopted by the Village the international fuel gas code, 2021 edition, as hereinafter amended (hereinafter the "IFGC"). One copy of the IFGC has been on file in the office of the Village Clerk for a period of at least thirty (30) days prior to the adoption of these provisions and now is and remains on file in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein.

**9-11-2: AMENDMENTS, REVISIONS, AND CHANGES:**

101.1 Title: Add Village of Hinsdale.

113 Means of Appeal: Delete section in its entirety.

114 Board of Appeals: Delete section in its entirety.

403.3.4 Aluminum: Delete section in its entirety.

403.4 Metallic Tubing: Delete section in its entirety.

403.5 Plastic Pipe, Tubing, and Fittings: Delete: "Polyamide pipe, tubing, and fittings shall be identified and conform to ASTM F2945. Such pipe shall be marked 'Gas' and 'ASTM F2945.'"

403.9.3 Stainless Steel Tubing Joints: Delete section in its entirety.

404.2 CSST: Delete section in its entirety."

**SECTION 14: Codifier to Make All Necessary Internal Amendments.** To the extent necessary, all tables of contents, indexes, headings, and internal references or cross-references to sections and other text that need to be amended or deleted within the Village Code of Hinsdale, as a consequence of the above Code Amendments, shall be amended by the Village's codifier so as to be consistent with the terms of this Ordinance.

**SECTION 15: Repeal of Conflicting Legislation; Severability; Validity of Non-Conflicting Legislation.** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Village Code of Hinsdale shall remain in full force and effect.

**SECTION 16: Effective Date.** This Ordinance shall be in full force and effect following its adoption, approval and publication, as provided by law.



**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2024, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me as Village President this \_\_\_\_ day of \_\_\_\_\_, 2024, and attested by the Village Clerk on the same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

**ATTEST:**

\_\_\_\_\_  
Emily Tompkins, Village Clerk

STATE OF ILLINOIS            )  
COUNTY OF DUPAGE        ) SS  
COUNTY OF COOK            )

**CLERK'S CERTIFICATE**

I, Emily Tompkins, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook and State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 2 (BUILDING CODE)  
OF TITLE 9 (BUILDING REGULATIONS) OF THE VILLAGE CODE OF HINSDALE  
REGARDING THE ADOPTION OF VARIOUS UPDATED BUILDING CODES**

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the \_\_\_\_ day of \_\_\_\_\_, 2024, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the \_\_\_\_ day of \_\_\_\_\_, 2024.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Emily Tompkins, Village Clerk

[SEAL]