

THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER
22-8-C-4614

**AN ORDINANCE AMENDING CHAPTER 22 OF THE SKOKIE VILLAGE
CODE PERTAINING TO THE ADOPTION OF NEW BUILDING CODES
AND CODE AMENDMENTS**

1 **WHEREAS**, Chapter 22, of the Skokie Village Code provides for building and
2 construction regulations, including the adoption and specification of numerous life safety
3 codes; and

4 **WHEREAS**, the Village enforces numerous building construction codes to protect the
5 health and safety of residents and businesses in the Village. These codes are generally
6 state and national codes that are modified by the Village to address local conditions and
7 special enforcement needs. These codes are updated on a regular basis to address
8 changes in building construction and materials; and
9

10 **WHEREAS**, presently the Skokie Village Code incorporates by reference the 2012
11 editions of the International Building Code (hereinafter "IBC"), International Residential Code
12 hereinafter ("IRC"), International Mechanical Code (hereinafter "IMC"), International Fuel Gas
13 Code (hereinafter "IFGC:"), and the International Property Maintenance Code hereinafter
14 ("IPMC"). Additionally, the Skokie Village Code adopts by reference the 2014 edition of the
15 2014 National Electrical Code hereinafter ("NEC"); and

16 **WHEREAS**, from time to time the Community Development and Fire Departments
17 review various building and life safety codes that have been adopted by the Village to
18 determine if they are up to date and to eliminate conflicts with other code. The Fire Chief
19 and Interim Community Development Director have reviewed 2021 editions of IBC, IRC, IMC,
20 IFGC and the IPMC and based upon their analysis, they have recommended the 2021
21 editions of these codes be adopted along with specified amendments, as stated in their
22 Memorandum, dated July 5, 2022. Also included in that memo is their recommendation to
23 adopt the 2020 edition of the NEC, along with specifics amendments; and
24

25 **WHEREAS**, the Village Manager recommended that the Village Code be amended in
26 accordance with the Fire Chief's and Interim Community Development Director's
27 recommendations; and
28

29 **WHEREAS**, the Mayor and Board of Trustees at a public meeting duly held on July
30 18, 2022 concurred in the aforesaid recommendation of the Village Manager; and

31 **NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the
32 Village of Skokie, Cook County, Illinois;

1 **Section 1:** That Chapter 22, Article II, of the Skokie Village Code be and the same
2 is hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
3 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

4 ARTICLE II. - BUILDING CODE

5
6 Sec. 22-31. - International Building Code adopted.

7
8 Pursuant to authority granted by 65 ILCS 5/1 -3-2, the Village hereby adopts by reference
9 the International Building Code, ~~2012~~**2021** edition, as published by the International Code
10 Council, Inc., as the building code, excepting those provisions that are modified or deleted as
11 provided in this article.

12
13 Sec. 22-32. - Conflicting regulations.

14 If any provision of the International Building Code, ~~2012~~**2021** edition, is in conflict with any
15 provision of any code, ordinance or rules and regulations of the Village, the code, ordinance
16 or rules and regulations shall prevail and the conflicting provision of the International
17 Building Code, ~~2012~~**2021** edition, shall have no force or effect,

18
19 Sec. 22-33. - Amendments to International Building Code.

20 The International Building Code adopted by reference in this article shall be
21 modified as follows:

22 101.1 *Title*. Insert "Village of Skokie"

23 (1) 101.43 *Plumbing*

24 The provisions of the State of Illinois Plumbing Code, as amended, shall
25 apply to all plumbing systems.

26
27 (2) 101.4.5 *Fire Prevention*.

28 The provisions of The National Fire Protection Association Codes and
29 International Fire Code, ~~2012~~ **2021** edition, as adopted herein, shall apply to
30 all matters affecting life safety in structures.

31
32 (3) 101.4.6 Energy, Replace "~~International~~" with "**The State of Illinois as**
33 **amended**".

34
35 (4) **101.4.7 Delete in its entirety.**

36
37 (5) **102.4.3**

38 **Where there is a conflict between model codes and the Skokie**
39 **Municipal Code, the AHJ reserves the authority to enforce the most**
40 **restrictive requirements.**

41
42 ~~(4)~~(6) 105.1 .1 Delete in its entirety.

1
2 **(5)(7)** 105.1 .2 Delete in its entirety.

3
4 **(6)(8)** 105.2 Work exempt from permit Delete items 1, 2, 4, 6, and 12, in their
5 entirety.

6 **(7)(9)** 105.5 Expiration.

7 a. Insert the following at the beginning of the paragraph:

8 The issued permit shall be granted for 18 months, and pursuant to
9 submission of an application from the permittee, a 6-month extension may be
10 granted by the Village Manager or Designee.

11 b. Delete the last two sentences.

12 **(8)(10)** Add 105.8 Filing with County Assessor. The Village Manager or designee
13 shall cause to be forwarded to the County Assessor's office a copy of the
14 building permit, together with a copy of all plans, blueprints, drawings and
15 other papers filed in making application for the building permit within 15 days
16 after issuing the permit. Each permit shall show the complete legal
17 description of the land area to which the permit pertains, together with the
18 street and number assigned to the property involved.

19
20 **(9)(11)** Section 108 Temporary Structures and Uses. Delete in its entirety.

21 **(12) 109 Fees. Delete in its entirety.**

22
23
24 **(10)(13)** 109.2 Schedule of permit fees. Delete the text and replace with the
25 following:

26 Fees for the issuance of permits for new buildings, alterations, and other structures
27 and other permits shall be as set forth in Section 46-113 of the Village Code.

28
29 **(11)(14)** Add 109.7 Contractors registration fee Contractors shall register with the
30 Village and pay registration fees as set forth in Section 46-134 of the Village
31 Code.

32
33 **(12)(15)** Section 111 Certificate of Occupancy. Delete Section 111 in its entirety and
34 replace with the following:

35 Section 111 Certificate of Compliance.

36
37 111.1 General. A certificate of compliance shall be required prior to
38 occupancy or use of any building or structure for which a building permit has
39 been issued.

40
41 111.2 Compliance with codes. No certificate of compliance shall be issued
42 unless a building or structure has been completed in accordance with the

1 building permit and all applicable codes, ordinances and rules and
2 regulations of the Village.

3
4 111.3 Inspections. Upon written application and payment of the fees required
5 in Chapter 46 Article IV, of the Village Code by the owner, building permit
6 holder or their designated agent, the Village Manager or designee may issue
7 a certificate of compliance. A certificate of compliance shall only be issued
8 after inspection by the Building, Fire, Engineering, Plumbing, Electrical, and
9 Health Inspectors of the Village to determine whether the building or
10 structure has been completed in accordance with the building permit, plans
11 and specifications and compliance with all codes, ordinances and rules and
12 regulations of the Village.

13
14 111.4 Partial approval. In the case of a multi-unit structure or building, or
15 complex of buildings, a certificate of compliance may be applied for as
16 provided above for any unit, section, floor, or building in case of a complex of
17 buildings, provided that all common areaways and facilities serving the unit,
18 section, floor or building have been completed in accordance with the permit,
19 plans and specifications and compliance with all codes, ordinances and rules
20 and regulations of the Village.

21 111.5 Conditional approval. A conditional approval of a certificate of
22 compliance may be issued as hereinafter provided prior to completion of
23 exterior parking requirements, sidewalks, driveways and landscaping, upon
24 determination by the Village Manager or designee that seasonal weather
25 conditions are unfavorable for exterior construction or other factors that
26 prevent the completion of work in a timely manner. Conditional approval of a
27 certificate of compliance shall only be issued upon the Village's receipt from
28 the owner or building permit holder of a cash deposit in an amount equal to
29 110 percent of the exterior construction to be performed. The cost shall be
30 determined by the Village Manager or designee. The owner or building
31 permit holder shall agree in writing to complete the exterior construction in
32 accordance with the plans and specifications on or before a date certain as
33 determined by the Village Manager or designee. Upon completion of all
34 exterior construction in compliance with the building permit plans and
35 specifications and all codes, ordinances and rules and regulations of the
36 Village, as specified in this subsection, the Village Manager or designee shall
37 refund the cash deposit. Further, the written agreement shall provide that,
38 upon failure of the owner or building permit holder to satisfactorily complete
39 the exterior improvements within the prescribed time, the cash deposit shall
40 be forfeited and the Village shall have the right, without further notice, to
41 cause the work to be performed in accordance with procedures established
42 for public improvements. If the cash deposit is insufficient to cover the cost
43 incurred by the Village to complete the work, the owner or building permit
44 holder shall be responsible for the insufficient amount. If such amount is not
45 paid, the Village shall have the right to place a lien on the property that has
46 benefited from the work for the insufficient amount.

47
48 ~~(13)~~(16) Section 113 Means of appeals. Delete in its entirety.

1
2 **(14)(17) 115.4 Unlawful continuance. Insert the following after the word**
3 **"penalties" as required under Section 1-6 of the Village Code.**
4

5 **(15)(18)** Add Section 117 Construction Hours. The erection, demolition, alteration, or
6 repair of any building or site work requiring a permit is prohibited between
7 the hours of 6:00 p.m. and 7:00 a.m. and Sundays and holidays except in
8 case of an emergency in the interest of public health and safety, and then
9 only with written permission from the Village Manager or designee. Such
10 permission may be granted for a period not to exceed 3 days while the
11 emergency continues and may be extended for an additional 3 days if the
12 emergency continues.
13

14 **(16)(19)** 310.1 Residential Group R. At the end of the last sentence, add the
15 following:

16 Allowable occupancy shall be defined by the Village Zoning Ordinance.
17

18 **(17)(20)** 713.3 Materials. At the end of the last sentence, add the following:
19 ~~All wood construction~~ **Replace with: Buildings of construction type II,**
20 **IV, and V are** to be of ~~masonry concrete block~~ or concrete block **only.**
21

22 **(18)(21)** Add the following language to 903.2.11.1.3 Basements.

23 Exception: A complete automatic fire alarm system may be installed
24 throughout the building in lieu of an automatic sprinkler system in the
25 basement where:

- 26 A. Use is in nonresidential zoning districts;
27 B. Building is a single-story having basement compartments with 1-hour
28 fire protective rating no larger than 2,500 sq. ft., with basement use
29 limited to storage of dry goods, merchandise and food products, not
30 needing specialized fire protection, ventilation or handling, with
31 access to basements limited to employees or employee agents only
32 and not for public use with no production work or continuous
33 operations;
34 C. The area in the basement shall be signed as directed by the Fire
35 Chief or designee with a 24-inch square sign, or multiple signs if
36 determined appropriate, with the following text in red 2-inch letters on
37 white background: "Limited Access Basement Area for Employees
38 Only No Production or Continuous Operation in this Basement";
39 D. Exiting from the basement is otherwise provided in compliance with
40 the Building Code;
41 E. A sprinkler system is not required by other portions of the Building
42 Code.
43

44 **(19)(22)** Add [F] 903.2.13 Nonresidential zoning districts. An automatic sprinkler
45 system shall be provided for all occupancies that are in nonresidential
46 zoning districts that are not covered under site plan or special use

1 provisions when the fire area of a single story exceeds 5,000 ft² or the
2 total building fire area exceeds 10,000 ft².
3

4 ~~(20)~~(23) [F] 903.3.1.1.1 Exempt locations. Delete items 3 and 4 in their entirety.
5

6 ~~(21)~~(24) [F] 907.2.10.1.1 Group IR-I. Delete the text and replace with the following:
7 Single- or multiple location smoke detectors shall be installed in
8 accordance with The Smoke Detector Act, 425 ILCS 60/1 et seq., and
9 rules and regulations related thereto, are hereby adopted by reference
10 in Group R-1, except as modified as follows:
11

12 ~~(22)~~(25) Add [F] 907.2.10.1.2.4 Every structure which (1) contains more than 1
13 dwelling unit, or (2) contains at least 1 dwelling unit and is a mixed-use
14 structure, shall contain at least 1 approved smoke detector at the
15 uppermost ceiling of each interior stairwell. If each unit opens directly into
16 a common enclosed stairway, a detector shall also be installed on the
17 ceiling of each floor landing.
18

19 ~~(23)~~(26) Table 1021.2(1) Delete in its entirety.
20

21 ~~(24)~~(27) 1103.1 Where required. Add the following text at the end of the
22 paragraph: The State of Illinois Capital Development Accessibility
23 Standards, May 1 997 Edition, is hereby adopted by reference and shall
24 be made part of this section.
25

26 ~~(25)~~(28) Add 203.2.2 All concealed areas shall have all roofing materials removed
27 down to roof deck.
28

29 ~~(26)~~(29) 1203.3 Under-floor ventilation. Replace text with the following:
30

31 The space between the bottom of the floor joists and the earth under any
32 building except spaces occupied by basements or cellars shall be
33 provided with ventilation. This shall be accomplished as follows: 1. Where
34 continuously operated mechanical ventilation is provided at a rate of 1 .0
35 cubic foot per minute (cfm) for each 50 square feet (1 .02 L/S for each 10
36 sq.m.) of crawl space floor area and the ground surface is covered with a
37 Class I vapor retarder. 2. Where the ground surface is covered with a
38 Class I vapor retarder, the perimeter walls are insulated and the space is
39 conditioned in accordance with the State of Illinois Energy Conservation
40 Code.
41

42 ~~(27)~~(30) Chapter 27 Electrical. Delete in its entirety.
43

44 ~~(28)~~(31) Chapter 29 Plumbing Systems. Delete in its entirety.
45

46 ~~(29)~~(32) Add 3001.5 Permits, ASME Safety Code adopted. As a criteria for the
issuance of permits hereunder, and the maintenance of all such

1 equipment, the ASME Elevator Code, AI 7.3-90, is hereby adopted by
2 reference and made part of this code.

3
4 ~~(30)~~(33) Add 3001.5.1 Application for permit It shall be unlawful to install or alter
5 elevators, dumbwaiters, escalators, or mechanical equipment used for, or
6 in connection with, the raising or lowering of any stage, orchestra floor or
7 platform lift without first having secured a permit. Applications for a permit
8 shall be accompanied by such drawings and specifications as shall be
9 necessary to inform of alterations, and the location thereof. If the
10 drawings and specifications show that the equipment to be installed or
11 altered is in conformity with the building provisions of this code, the
12 Village Manager or designee shall cause a permit to be issued, provided
13 that all permit fees have been paid.

14
15 ~~(31)~~(34) Add 3001.5.2 Inspections. Every elevator, movable stage, movable
16 orchestra floor, movable platform, dumbwaiter or escalator shall be
17 inspected under the direction of the Village Manager or designee at least
18 once every 6 months, and no new equipment shall be placed in operation
19 until an inspection of such equipment has been made. When the required
20 inspection shows that all equipment and safety devices are in good
21 working condition and good repair, it shall be the duty of the Village
22 Manager or designee to cause to be issued a certificate setting forth the
23 result of such inspection and tests and containing the date of inspection,
24 the weight which such equipment will safely carry, and a statement that
25 all equipment complies with the applicable provisions of the code. It shall
26 be the duty of the Village Manager or designee to order that all
27 equipment found to be in an unsafe condition be stopped and remain
28 inoperative until equipment is found to be in compliance with all
29 provisions of this code.

30
31 ~~(32)~~(35) Add 3001.5.3 Display of certificate of inspection. It shall be the joint duty
32 of the owner, agent, lessee, or occupant of the building in which such
33 equipment is located and of each person in charge or control of such
34 equipment to frame the certificate and place the certificate in a
35 conspicuous place in each elevator and near each dumbwaiter, movable
36 stage, movable orchestra floor, platform lift or escalator.

37
38 ~~(33)~~(36) 3002.4 Elevator car to accommodate ambulance stretcher- Delete first
39 sentence "Where elevators are provided in buildings four or more *stories*
40 above, or four or more *stories* below, *grade plane*, not fewer than one
41 elevator shall be provided for fire department emergency access to all
42 floors." The remainder of the code can remain. (we would like to see all
43 new elevators fit a stretcher)

44
45 ~~(34)~~(37) Chapter 32 Encroachments into the Public Right-of-Way. Delete in its
46 entirety.

47 ~~(35)~~(38) Add 3009 Existing elevators.

1 3009.1 Safety equipment, Elevators existing and in operation as of
2 January 3, 2005, shall conform to the standards established for
3 emergency standby lighting, telephone and alarm bell as set forth in
4 ASME AI 7.3.

5
6 3009.2 Firefighters' elevator recall, Elevators in buildings four stories, or
7 greater, shall conform to the requirements of ASME AI 7.1.

8
9 3009.3 Exemption, Elevators in buildings that are four to seven stories
10 are exempt from Section 2.27.3 of the ASME AI 7.1, if, prior to January
11 1, 2010, they are equipped with systems approved by the Skokie Fire
12 Department that provide for: (i) a fire alarm system with smoke
13 detection; and (ii) an activation system that notifies the Skokie Fire
14 Department or other central station.

15
16 ~~(36)~~(39) Add 3303. Demolition.

17
18 3303.7 Definition. Demolition is the dismantling or razing of all or part of a building or
19 structure, including all operations thereto.

20 3303.8 Demolition Permit. A permit for demolition of a building or structure shall be issued
21 under either Section 3303.8.1 or Section 3303.8.2.

22 3303.8.1 Concurrent Demolition. Where a demolition permit and building permit are
23 issued at the same time and construction will begin immediately following
24 demolition, or

25
26 3303.8.2 Demolition Only. Where only a demolition permit is issued and a building
27 permit has not been applied for and/or construction will not begin in less than 30
28 days.

29
30 3303.9 Site condition. After the demolition of a building or structure as allowed by
31 Section 3303.8.2 and the removal of debris, the following requirements must be
32 met:

33
34 3303.9.1 Purpose. A written statement, which shall include the intended purpose of
35 leaving the site vacant, must be submitted by the property owner to the Community
36 Development Director or designee.

37
38 3303.9.2 Grading Plan. A grading plan, prepared by an Illinois Registered Civil
39 Engineer, must be submitted to the Community Development Director or designee.
40 The grading plan shall be submitted for approval by the Village Engineer.

41
42 3303.9.3 Sodding or Seeding. Black topsoil shall be spread four (4) inches deep
43 over the entire surface of the property; and the soil shall be seeded for grass or
44 sodded within thirty (30) days of demolition or the commencement of seasonable
45 weather, i.e., April 15 through October 15 inclusive, If seeded, seeding shall be
46 established at a minimum of five (5) pounds per one thousand (1000) square feet

1 and shall be an approved commercial perennial blend. Once seeded or sodded, the
2 grass shall be maintained. If necessary, it shall be replaced or reseeded or re-
3 sodded until such time as the grass takes hold, grows and survives. Grass shall be
4 mowed on a regular basis and shall not exceed 6 inches in height.

5
6 Exception: If the submitted grading plan indicated in 3303.9.2, includes paved areas
7 and the property owner requests that paved areas on the site remain, the
8 Community Development Director must approve such a plan or request. In order for
9 the Community Development Director to approve the request for paved areas to
10 remain on site, the following minimum requirements must be met:

- 11
- 12 1. .The area to remain paved must be properly paved, curbed, drained,
13 striped, and landscaped pursuant to the Village Code;
- 14 2. The property owner must indicate in writing that these parking areas are
15 intended for reuse in the future;
- 16 3.. .The parking spaces must be made available for general public parking
17 use;
- 18 4. The parking lot and landscaping must be maintained to Village
19 standards; and
- 20 5. The property owner shall indemnify the Village for any and all liability
21 related to the public use of the lot.

22 ...

23 3303.9.4 Signage. Any vacant property with a non-residential zoning, or any
24 property with a residential zoning but with a non-residential use, must be posted with
25 a sign no smaller than two feet by two feet and no larger than four feet by eight feet.
26 Such a sign must provide the name, address, and telephone number of the property
27 owner or agent. The sign must be placed so that the wording shall be legible from
28 the public way. Any and all obsolete signs shall be removed from the property.

29
30 3303.10 Fire safety during demolition.

31 ...

32
33 Sec. 22-34. - Building permit; tree preservation,

34 (a) A building permit shall not be issued until the subject property has been inspected
35 and a determination has been made by the Village Manager or designee, that the tree
36 preservation plan, as required by Section 1 4.3.1 ,3.3 of the Skokie Zoning Ordinance, is
37 being properly implemented.

38 (b) The Village Manager or his designee shall have the authority to issue a stop work
39 order or revoke a building permit if any of the following occurs:

40 (1) A tree is removed without first having obtained the necessary tree removal
41 permit; or

42 (2) The required protective fencing has been damaged, destroyed, removed, or
43 otherwise been rendered ineffective; or

1 (3) The necessary precautions as specified in the tree preservation plan were not
2 undertaken before construction commenced, and/or damage to protected trees has
3 occurred or is likely to occur during construction.

4 ...

5
6 **Section 2:** That Chapter 22, Article III, of the Skokie Village Code be and the same is
7 hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
8 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

9
10 ARTICLE III. SINGLE-FAMILY BUILDING CODE

11
12 Sec. 22-61. International Residential Code for One- and Two-Family Dwellings with
13 Appendix R adopted.

14
15 Pursuant to authority granted by 65 ILCS 5/1-3-2, the Village hereby adopts by
16 reference the International Residential Code for One- and Two-Family Dwellings, ~~2012~~**2021**
17 Edition, and regulations thereto and Appendix R, as published by the International Code
18 Council, Inc. as the single-family building code, excepting those provisions that are
19 modified or deleted as provided in this article.

20 Sec. 22-62. Conflicting regulations.

21
22 If any provision of the International Residential Code for One- and Two-Family
23 Dwellings, ~~2012~~**2021** Edition, is in conflict with any provision of any code, ordinance or rules
24 and regulations of the Village, the code, ordinance or rules and regulations shall prevail and
25 the conflicting provision of the International Residential Code for One- and Two-Family
26 Dwellings, ~~2012~~**2021** Edition, shall have no force or effect.

27
28 Sec. 22-63. Amendments to International Residential Code for One- and Two-Family
29 Dwellings, ~~2012~~**2021** Edition.

30
31 The International Residential Code for One- and Two-Family Dwellings, 2012
32 Edition, adopted by reference in this article shall be modified as follows:

33 (1) R101.1 Title. Insert "Village of Skokie".

34
35
36 **(2) R103.1 Creation of enforcement agency. The Building and Zoning Division**
37 **is hereby created and the official in charge thereof shall be known as the**
38 **building official.**

39
40 ~~(2)~~**(3)** R 105.2 Work exempt from permit. Delete Building items 1, 2, 3, 4, 5 and 10,
41 **amend 6 to remove cabinets**, amend 7 to replace "24 inches (610 mm) deep" with
42 "36 inches (914.4mm) deep" and "500 Gal.", amend 9 by replacing "54" with "36".
43 **Add 11. Roof replacement, siding, and replacement windows.**

44
45 ~~(3)~~**(4)** R105.5 Expiration. Add the following, to the beginning of the paragraph:

1 The issued permit shall be granted for 18 months, and pursuant to submission of an
2 application from the permittee, a 6-month extension may be granted by the Director
3 of Community Development. Accessory and over-the-counter permits shall be valid
4 for six (6) months.

5
6 ~~(4)~~(5) R107.1. General. Replace "180" with "90".

7
8 **(6) R108.2 At the end add Chapter 46 of the Skokie Village Code.**

9
10 **(7) R110 Certificate of Occupancy. Replace all instance of Certificate of**
11 **Occupancy with Certificate of Completion.**

12
13 ~~(5)~~(8) R110.4. Temporary occupancy. Delete in its entirety.

14
15 ~~(6)~~(9) Section R112 Board of Appeals. Delete in its entirety.

16
17 ~~(7)~~(10) Add R115 Construction Hours and Site Protection. The erection, demolition,
18 alteration, or repair of any building or site work is prohibited between the hours of
19 6:00 p.m. and 7:00 a.m. and Sundays and holidays except in case of an emergency
20 in the interest of public health and safety, and then only with written permission from
21 the Village Manager or designee. Such permission may be granted for a period not
22 to exceed 3 days while the emergency continues and may be extended for an
23 additional 3 days if the emergency continues. A six (6) foot chain link fence shall be
24 installed around ~~excavation~~ **the construction site. A silt fence is required to be**
25 **installed around excavations.**

26
27 **(11) R301.1.4 Delete in its entirety.**

28
29 ~~(8)~~(12) Table R301.2~~(1)~~ Climatic and Geographic Design Criteria. Insert under each
30 category:

31 Ground snow load ... 30

32 Wind Speed... 90

33 Seismic Design Category . . . A

34 Weathering ... Severe

35 Frost Line Depth ... 42 inches

36 Termite . . . Moderate to Heavy

37 Winter Design Temperature for Heating Facility... 68° F to -10° F w/50% humidity

38 Ice Barrier Underlayment Required . . . Yes

39 Flood Hazards ... Nov. 6, 2000

40 Air Freezing Index ... 2000

41 Mean Annual Temperature . . .500°F

42
43 **(13) Table R301.5 Change sleeping area uniform load from 30 lbs. to 40 lbs.**

44
45 ~~(9)~~(14) Table R301.6 Minimum Roof Live Loads in Pounds-Force per Square Foot of
46 Horizontal Projection. Delete Table and replace with the following:

47
48 MINIMUM ROOF LIVE LOADS IN POUNDS

1

Roof loading per square foot of coverage is as follows:	
Pitched Roof Rafters - Rise 4 inches per foot (1:3) or greater	30 lbs. snow load
	15 lbs. dead load
Flat Roof Rafters - Rise less than 4 inches per foot	30 lbs. snow load
	20 lbs. dead load
Manufactured Roof Trusses	30 lbs. snow load
	10 lbs. top chord dead load
	10 lbs. bottom chord dead load

2

3

(15) R302.5.1 Opening protection. Delete: "solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors." and replace deleted text with "1-3/4" inch (44.5 mm) solid core or one-hour UL rated fire doors."

4

5

6

7

8

~~(10)~~**(16)** Table R302.6. Delete existing table and replace with:

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above 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 gypsum board or equivalent
Garages located at least 3 feet and no more than 10 feet from a dwelling unit on the same lot	Not less than 5/8-inch gypsum board or equivalent applied to the interior side of all exterior walls and ceiling

9

~~(11)~~**(17)** R303.1 Habitable rooms. Delete Exception in its entirety.

10

11

12

~~(12)~~**(18)** Add R303.1.1 Basement. The basic requirement for natural light and ventilation in a residential basement is 2% of the gross basement interior area. ~~When the basement is used for open recreational purposes this requirement shall apply. If a basement is created for another use i.e. study, kitchen then the natural light and ventilation requirements of 8% and 4% shall apply.~~ **Modify by adding: Where a habitable room is more than 50 % of gross square footage, a minimum of 2 % natural light and vent shall be provided. Rooms 50 % of gross square footage or less will require 8 % natural light and 4 % ventilation. One habitable room, no more than 25% of the gross square footage of the basement, may use artificial light and ventilation.** No sleeping quarters shall be established in a basement.

13

14

15

16

17

18

19

20

21

1
2 ~~(14)~~(19) R306.3 Sewage disposal. Delete "or to an approved private sewage system". Add
3 "Such connection shall be made overhead".
4

5 ~~(15)~~(20) R310.2 Window Wells. Add at the end of the paragraph the following:

6 "The maximum horizontal area of a window well is 12.25 square feet, with a maximum
7 horizontal projection of 3.5 feet from the structure wall into the required side yard".
8

9 **(21) R310.7 Alterations or repairs of existing basements. Delete in its entirety.**

10
11 ~~(16)~~(22) R311.2 Egress door. Replace "one" in first sentence with "two". Delete second
12 sentence of the paragraph and replace with, "The primary exit door shall be side-hinged
13 door not less than 6 feet 8 inches (2032 mm) in height. The principal exit door shall not be
14 less than 3 feet (914 mm) in width and the secondary exit door not less than 2 feet 8 inches
15 (813 mm) in width".
16

17 ~~(17)~~(23) R313 Automatic Fire Sprinkler Systems. ~~Delete in its entirety.~~ **Delete R313.1,**
18 **R313.1.1, R313.2, R313.21 and replace with R313.1** Fire Sprinklers. An approved
19 automatic fire sprinkler system shall be installed throughout an entire one-family, two-family
20 or townhouse residence under the following circumstances:

21 A. Any new construction of such residence;

22 B. Building additions that increase the floor area of such residence by ~~more than~~ 50
23 percent **or more** of the original square footage of the building prior to construction.

24 **C. Building additions less than 50% of existing structure's square footage, plus**
25 **alterations to the existing structure that equals 80% or more of the existing square**
26 **footage.**

27 **D. Alterations that affects 80% or more of the existing structure's square footage.**

28
29 *Any floor (from finished floor to ceiling) that is more than 50 percent below grade shall not
30 be counted as floor area for purposes of the section only. Attached garages are counted
31 towards the original square footage.

32 R313.2 **Design and Installation** Automatic sprinkler systems shall be designed and
33 installed in accordance with Section P2904 or NFPA 13D.

34 ~~(18)~~(24) Add R314.3 ~~#4~~ **#6**. In the general location of all heating equipment.

35
36 ~~(19)~~(25) R315 Carbon Monoxide Alarms. Delete text in its entirety. Replace with R315.1
37 Carbon Monoxide Detection, Group R.

38 "Approved carbon monoxide alarm" or "alarm" means a carbon monoxide alarm that
39 complies with all the requirements of the rules and regulations of the Illinois State Fire
40 Marshal, bears the label of a nationally recognized testing laboratory, and complies with the
41 most recent standards of the Underwriters Laboratories or the Canadian Standard
42 Association. "Dwelling unit" means a room or suite of rooms used for human habitation and
43 includes single family residences as well as each living unit of a multiple family residence
44 and each living unit in a mixed-use building.
45

1 ~~(20)~~**(26)** R319. 1 Address numbers. Add to end of first sentence "and facing alley".

2
3 ~~(21)~~**(27)** R320.1 Scope. Add phrase at the end of the sentence: in accordance with ~~State of~~
4 ~~Illinois Accessibility Standards~~ **2018 Illinois Accessibility Code**, adopted herein.

5 ~~(22)~~**(28)** Add R401.5 Foundation Shoring. All excavations for foundations steeper than a
6 45-degree angle from a property line shall be shored. Shoring shall be designed by the
7 Architect of Record. Shoring shall be constructed no closer than 12 inches from the
8 property line. The minimum height of the shoring shall not be lower than the adjoining grade
9 and maintained until . backfilled.

10 ~~(23)~~**(29)** R402.1 Delete in its entirety. **Replace with: Wood foundation systems are not**
11 **permitted.**

12 ~~(23.5)~~**(30)** Amend table R402.2 under severe column, 1st and 2nd line to read 3,000, ~~last is~~
13 ~~to read 4,000.~~

14
15 **(31) R402.3 Precast concrete. Delete in its entirety.**

16 ~~(24)~~**(32)** R403.1.1 Minimum Size. Modify by the addition of the following text at the end of
17 the paragraph:

18 One-story frame buildings **(non-masonry veneer)** shall have a minimum of 10-inch (254
19 mm) wide trench foundation with a continuous 16-inch (406 mm) bell. One No. 4 minimum
20 steel reinforcing bar shall be placed 6 inches (152 mm) below the top of the foundation. All
21 other **one-story** building types may utilize a minimum of 12-inch (305 mm) wide trench with
22 continuous 20-inch (508) bell footing. Two No. 4 minimum steel reinforcing bars
23 continuously lapped shall be placed 6 inches (152 mm) above the bottom of the trench and
24 2 No. 4 minimum steel reinforcing bars continuously lapped shall be placed 6 inches (152
25 mm) below the top of the foundation. The bars shall be placed 3 inches (76 mm) from the
26 sides of each trench. The bars shall be set in place before concrete is poured. The trench
27 shall be free of all loose material. **Add: Two or three-story buildings require continuous**
28 **frost depth spread footings and stem wall.**

29 **(33) R403.2 Delete in its entirety.**

30 **(34) R403.3 Delete in its entirety.**

31
32 ~~(25)~~**(35)** R405.1 Concrete or masonry foundations. Modify as follows:

- 33 1. In the second sentence, delete "gravel or crushed stone drains" and "gravity or".
34 2. At the end of the paragraph add the following: "The drain tile will be installed on
35 the outside of the foundation and below the top of the footing, except where
36 approved by the Village Manager or designee."
37

38 ~~(26)~~**(36)** R405.2 Wood Foundations. Delete in its entirety.

39
40 ~~(27)~~**(37)** Amend R407.3 change "restrained" to "permanently attached". Steel columns
41 require 3/8" base plate. Delete exception.
42

1 ~~(28)~~**(38)** R408.1 Ventilation, Delete wording and replace with: The under-floor space
2 between the bottom of the joists and the earth under any building (except space occupied
3 by a basement) shall be provided with mechanical ventilation.
4

5 ~~(29)~~**(39)** R408.2. Delete section.

6 ~~(30)~~**(40)** R408.3. Replace first sentence only with "Ventilation shall be achieved by the
7 following:" Delete pt. 2.3.
8

9 ~~(28)~~**(41)** R408.5 Removal of Debris. Delete text and replace it with the following:
10 All crawl spaces shall be cleaned of all vegetation and organic material sealed with a vapor
11 barrier and leveled with 4 inches (102 mm) of ½-inch stone or a darby finished concrete
12 floor no less than 2 inches (51 mm) thick. ~~When the underfloor area (except such space as~~
13 ~~is occupied by a basement or cellar) is less than 36 inches (914 mm) between the earth~~
14 ~~under any building and the bottom of the floor joists, the underfloor area shall be cleaned of~~
15 ~~all vegetation and organic material and sealed with a darby finished concrete floor no less~~
16 ~~than 4 inches (914 mm) thick.~~
17

18 ~~(29)~~**(42)** Add R409 Crawl Space Height. All crawl spaces shall be not less than ~~36~~ **24**
19 inches (914 mm) in height between the floor surface under any building and the bottom of
20 the floor joists except where approved the by the Village Manager or designee.
21

22 ~~(30)~~ R501.3 Fire protection of floors. Replace "1/2-inch (12.7mm)" with 5/8-inch (16mm)
23 Type X". Delete "5/8-inch" (16mm) wood structural panel membrane". Add "Penetrations
24 thru membrane shall be protected by a UL listed 1-hour firestop or equivalent". Delete
25 Exceptions 1, 2 and 3.
26

27 ~~(31)~~**(43)** R503.2.1.1 Insert "and shall be a minimum of 3/4-inch (19.1 mm) in thickness. "I at
28 the end of the paragraph.
29

30 ~~(32)~~**(44)** R503.2.2 Allowable spans. Insert "and shall be a minimum of 3/4-inch (19.1 mm) in
31 thickness." at the end of the paragraph.
32

33 ~~(33)~~**(45)** Section R504 Pressure Preservative/y Treated-Wood floors (on Ground). Delete in
34 its entirety.
35

36 ~~(34)~~**(46)** R5062.2 Base. Delete "graded sand, gravel", "or crushed blast-furnace slag".
37 **Replace with: For interior grade level slabs, any approved gravel or stone is**
38 **permitted. Recycled concrete is not permitted in the interior of a building. For**
39 **basements, the base shall consist of ¾ stone (CA7).**
40

41 ~~(35)~~**(47)** Table R602.3(5) Size, Height and Spacing of Wood Studs.
42 Modify maximum spacing when supporting roof and ceiling only for stud size of 2 by 4 by
43 deleting 24 and replace it with 16.
44

45 ~~(38)~~**(48)** Add **R703.12**. Stone and masonry veneer, general. Every dwelling, except a
46 private garage in the rear of lot, shall have at least 51 percent of the exterior walls of
47 masonry. In no case may structural building units made of any cement mixture, which are

1 commonly described as cement or concrete block, be permitted for the construction of the
2 exterior of outside stucco. Brick veneer shall be permissible for the use under the 51
3 percent and shall be subject to review by the Village of Skokie Appearance Commission, for
4 residential additions where the 51 percent requirement cannot be met. **Thin brick (less
5 than 2 in) does not count toward masonry requirement.**

6
7 ~~(36)~~**(49)** R702.3.2 Wood framing, Add the following text and the end of the paragraph:

8
9 All interior framing, except basement ceilings, shall be protected by a minimum of one-
10 layer of 1/2 inch (127 mm) gypsum board.

11
12 ~~(37)~~**(50)** Table ~~R703.4~~ **R703.3(1)** Weather-resistant Siding Attachment and Minimum
13 Thickness. Delete text of footnote (j.) and replace with the following:

14
15 "Except in accessory structures, all exterior walls shall have a minimum of 1/2 inch
16 (12.7mm) sheathing".

17
18 ~~(39)~~**(51)** Add R901.2 Concealed areas. Roofing materials shall be removed down to roof
19 deck in concealed areas.

20
21 ~~(40)~~**(52)** Add R 1002.1 Listing. All exposed metal chimneys shall be covered as specified
22 by manufacturers installation instructions. **Replace with: Delete in its entirety.**

23
24 ~~(41)~~**(53)** Chapter 11 (RE) Energy Efficiency. Delete text in its entirety and replace with
25 "Current State of Illinois Energy Conservation Code."

26
27 ~~(42)~~**(54)** M1601.1.1 Above-ground duct systems. Delete items 5, 6, 7 in their entirety.

28
29 ~~(43)~~**(55)** Chapters 25—32 Plumbing. Delete in their entirety. Replace with ~~2012~~**2021**
30 International Plumbing Code and current version of State of Illinois Plumbing Code,
31 whichever of the two is stricter."

32
33 ~~(44)~~**(56)** P3302.1 Delete "not" from the 5th sentence in paragraph. **P3303.1.4 Discharge
34 piping shall meet the requirements of Sections P3002.1, P3002.2, and P3002.3 the
35 Village of Skokie Engineering Division. Discharge piping details shall include an
36 accessible full-flow check valve. Pipe and fittings shall be the same size as, or
37 larger than, the pump discharge tapping.**

38
39 ~~(45)~~**(57)** Chapters 34—43 Electrical, Delete in their entirety. Replace with "~~2014~~**2020**
40 National Electric Code, NFPA 70", as amended.

41
42 ~~(46)~~ Delete in its entirety. Add Fire Sprinklers.

43 ~~Appendix R Fire Sprinklers. An approved automatic fire sprinkler system shall be installed
44 throughout an entire one-family, two-family or townhouse residence under the following
45 circumstances:~~

46 ~~A. Any new construction of such residence;~~

1 ~~B. Building additions that increase the floor area of such residence by more than 50~~
2 ~~percent of the original square footage of the building prior to construction.~~

3
4 **Section 3:** That Chapter 22, Article IV, of the Skokie Village Code be and the same is
5 hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
6 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

7 ARTICLE IV. - ELECTRICAL CODE*

8 Sec. 22-91. National Electrical Code adopted.

9
10 Pursuant to authority granted by 65 ILCS 5/18-2, the Village hereby adopts by reference the
11 National Electrical Code, ~~2014~~**2020** Edition, and all regulations thereto, as published by the
12 National Fire Protection Association, as the electrical code, excepting those provisions
13 which are modified or deleted as provided in this article.

14
15 Sec. 22-92. - Conflicting regulations.

16 If any provision of the National Electrical Code is in conflict with any provision of any code,
17 ordinance or rules and regulations of the Village, the code, ordinance or rules and
18 regulations shall prevail and the conflicting provision of the National Electrical Code shall
19 have no force or effect.

20
21 Sec. 22-93. Amendments to National Electrical Code.

22 The National Electrical Code adopted by reference in this article shall be modified
23 as follows:

24 **(1) 210.8 (A) (5) Ground-Fault Circuit-Interrupter Protection Basement**
25 **receptacles Add exception no. 2 to (5): Receptacles serving sump pumps, ejector**
26 **pumps, lift stations and similar pumps shall not be required to have GFCI protection**
27 **provided there is only one receptacle outlet on a single yoke or device. Such**
28 **receptacles shall be clearly marked with circuit number and disconnect location.**

29
30 **(2) 210.8 (F) Ground-Fault Circuit-Interrupter Protection outdoor outlets**
31 **Amend by adding exception no. 1: GFI protection shall not be required for A/C**
32 **condensers or other HVAC equipment if a separate equipment grounding conductor**
33 **sized in accordance with 250.122 is installed throughout the raceway, and bonded, as**
34 **outlined in 250.96 from the branch circuit panelboard to the equipment. The use of**
35 **listed bonding bushings at all conduit penetrations of enclosures and disconnecting**
36 **means is required.**

37
38 ~~(3) ARTICLE 334, Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS. Delete~~
39 ~~in its entirety.~~

40
41 **(3) 210.12 Add (A) Arc-Fault Circuit-Interrupter Protection. Amend by**
42 **adding exception no. 2: AFCI protection shall not be required for branch circuits**

1 **supplying kitchen counter outlets, kitchen appliances, furnaces, motors, pumps, and**
2 **other equipment or appliances that may arc during normal operation.**

3
4 ~~(4) ARTICLE 352, Rigid Polyvinyl Chloride Conduit: Type RNC. Delete in its~~
5 ~~entirety.~~

6
7 ~~(4)(4)~~ 230.1 (A) New commercial, industrial and residential structures requiring
8 electrical service shall be served underground in an approved manner, and shall be
9 suitably protected against physical damage, unless a determination is made by the Village
10 Manager or designee that the service cannot be provided underground.

11
12 ~~(5) ARTICLE 362, Electrical Nonmetallic Tubing: Type ENT. Delete in its~~
13 ~~entirety.~~

14
15 ~~(2)(5)~~ 230.43 Wiring Methods for 1,000 Volts, Nominal, or Less shall be modified
16 as follows:

17 Wiring Methods for 1,000 Volts, Nominal, or Less. Service-entrance
18 conductors shall be installed in accordance with the applicable requirements
19 of this Code covering the type of wiring method used and limited to the
20 following methods: (1) rigid metal conduit; (2) intermediate metal conduit; (3)
21 busways.

22
23 ~~(6) The following shall be added to the adopted electrical code as an addendum:~~

24 ~~a. Copper wire shall be used for all ground conductors and water meter jumpers.~~

25 ~~All non-metallic raceway or cable types are prohibited and associated code articles~~
26 ~~and requirements are effectively deleted. Electrical metallic tubing, rigid conduit or~~
27 ~~intermediate metal conduit shall be used to enclose all branch circuit wiring.~~
28 ~~Flexible metal conduit (types FMC, MC, AC, LFMC) may be used in accessible~~
29 ~~locations with its cumulative length limited to 6 feet and a dedicated equipment~~
30 ~~grounding conductor. In other than accessible locations, special permission may~~
31 ~~be granted for lengths in excess of 6 feet on a case by case basis.~~

32 ~~Sub-panels will not be allowed to be added to single phase 100 Amp services.~~

33 ~~a. Ground clamps and hubs used to form all portions of the grounding electrode~~
34 ~~conductor and required jumpers shall be listed for direct burial or wet~~
35 ~~location.~~

36 ~~b. New construction: Electrical metallic tubing, rigid conduit or intermediate~~
37 ~~metal conduit shall be used to enclose all branch circuit wiring. Flexible~~
38 ~~metallic conduit may be used, with its length limited to 6 feet.~~

39 ~~c. Provide a minimum one-half inch conduit located one foot from the water~~
40 ~~meter location to the nearest exterior point on the front elevation (street side)~~
41 ~~of the building.~~

42
43 **(6) 230.85 Emergency Disconnects Amend by adding: (A) Replacement. Where**
44 **any service equipment is replaced, the requirements of this section shall apply.**

45 **(7) 250.104 (B) Bonding of Piping Systems and Exposed Structural Metal**
46 **Modified as follows: In dwelling unit occupancies all metal piping systems,**

1 including gas piping, shall be bonded together as part of the grounding system. In
2 other than dwelling occupancies, other metal piping systems and exposed
3 structural metal likely to become energized, shall be similarly bonded. Bonding
4 jumper to be sized in accordance with 250.66.

5 **(8) 352.10 Rigid Polyvinyl Chloride Conduit, Uses permitted Modified as follows:**
6 **The use of PVC conduit shall be solely permitted for direct burial, and underground**
7 **or encased in concrete, and installed in accordance with the requirements of 300.50.**
8 **Rigid Metal Conduit or Intermediate Metal Conduit shall be used at any point where**
9 **the raceway is to emerge from below grade or slab to above ground.**

10 **(9) 422.5 Ground-Fault Circuit-Interrupter Protection for Personnel, Delete:**
11 **(A)(6) Sump pumps.**

12 **(10) 705.11 (D) Supply Side Source Connections Modified as follows: The**
13 **connection of power source output circuit conductors to the service conductors**
14 **shall be made using listed connectors as described in 110.14 and comply with all**
15 **enclosure fill requirements. No such connection is permitted to be made in a meter**
16 **socket enclosure which does not meet modern wire bending requirements such as**
17 **'A' base enclosures or to conductors having cloth covered rubber insulation. Any**
18 **modifications to existing equipment shall be made in accordance with the**
19 **manufacturer's instructions or the modification must be evaluated for the**
20 **application and have a field label applied. For meter socket enclosures or other**
21 **equipment under the exclusive control of the electric utility, only connections**
22 **approved by the electric utility shall be permitted.**

23 **(11) The following shall be added to the adopted electrical code as an addendum:**

24 **a. Copper wire shall be used for all ground conductors and water meter**
25 **pumps.**

26 **b. All non-metallic raceway or cable types are prohibited and associated code**
27 **articles and requirements are effectively deleted. Electrical metallic tubing, rigid**
28 **conduit or intermediate metal conduit shall be used to enclose all branch circuit**
29 **wiring. Flexible metal conduit (types FMC, MC, AC, LFMC) may be used in**
30 **accessible locations with its cumulative length limited to 6 feet and a dedicated**
31 **equipment grounding conductor. In other than accessible locations, special**
32 **permission may be granted for lengths in excess of 6 feet on a case by case basis.**

33 **c. Sub-panels will not be allowed to be added to single phase 100 Amp**
34 **services.**

35 **d. Ground clamps and hubs used to form all portions of the grounding**
36 **electrode conductor and required jumpers shall be listed for direct burial or wet**
37 **location.**

38 ...

1 **Section 4:** That Chapter 22, Article V, of the Skokie Village Code be and the same is
2 hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
3 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

4 ...

5 ARTICLE V. MECHANICAL CODE

6 Sec. 22-121. International Mechanical Code adopted

7 Pursuant to authority granted by 65 ILCS 5/1-30, the Village hereby adopts by
8 reference the International Mechanical Code, ~~2012~~**2021**, as published by the International
9 Code Council, Inc., as the mechanical code.

10 Sec. 22-122. - Conflicting regulations.

11 If any provision of the International Mechanical Code is in conflict with any provision
12 of any code, ordinance or rules and regulations of the Village, the code, ordinance or rules
13 and regulations shall prevail and the conflicting provision of the International Mechanical
14 Code shall have no force or effect.

15 Sec. 22-123. - Amendments to the International Mechanical Code.

16 The International Mechanical Code adopted by reference in this article shall be
17 modified as follows:

18 (1) 101.1 Title. Insert "Village of Skokie".

19 ~~(2) 109. Means of Appeal. Delete entirely.~~

20 **(2) 109. Fees. Delete in its entirety.**

21 ~~(3) 391.1.1 Natural draft combustion. Natural draft combustion appliances are prohibited~~
22 ~~within a building envelope.~~

23 **(3) 114. Means of appeals. Delete in its entirety.**

24 (4) 301.2 Energy utilization. Delete International Energy Conservation Code and replace
25 with State of Illinois Energy Code in the last sentence of the paragraph.

26 ...

27 **Section 5:** That Chapter 22, Article VII, of the Skokie Village Code be and the same is
28 hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
29 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

30 Sec. 22-181. - INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED.

31 Pursuant to authority granted by 65 'LCS 5/1-3-2, the Village hereby adopts by reference
32 the International Property Maintenance Code, ~~2012~~**2021**, Edition, and all regulations
33 thereto, as published by the International Code Council, Inc., as the property standards
34
35
36

1 code, excepting those provisions which are modified or deleted as provided in this
2 article.

3
4 Sec. 22-182. - Conflicting regulations.

5 If any provision of the International Property Maintenance Code is in conflict with any
6 provision of any code, ordinance, or rules and regulations of the Village, the code,
7 ordinance, or rules and regulations shall prevail and the conflicting provision of the
8 International Property Maintenance Code shall have no force or effect.

9
10 Sec. 22-183. - Amendments to International Property Maintenance Code.

11 The International Property Maintenance Code adopted by reference in this article shall be
12 modified as follows:

13 ~~(4)~~ 101.1 Title. Modify by deleting "[NAME OF JURISDICTION]" and replacing with
14 "Village of Skokie".

15 ~~(2) 103.5 Fees. Delete in its entirety.~~ **103.1 Creation of agency. Insert "Neighborhood**
16 **Services Division".**

17
18 ~~(3) Subsection 104.3 Right of entry.~~

19 ~~Delete in its entirety. Replace the last sentence with the following:~~

20 ~~"If entry is refused or not obtained, the Village of Skokie is authorized to seek any~~
21 ~~and all legal and equitable remedies to enforce its ordinances."~~

22
23 **(3) 104 Fees. Delete in its entirety.**

24
25 ~~(3) (4) Subsection 104.3 [A]105.3 Right of entry. Replace last sentence with the~~
26 ~~following:~~

27 ~~"If entry is refused or not obtained, the Village of Skokie is authorized to seek~~
28 ~~any and all legal and equitable remedies to enforce its ordinances."~~

29
30 **(5) 107 Means of appeal. Delete in its entirety.**

31
32 **(6) 108 Board of appeals. Delete in its entirety.**

33 ~~(4)(7) Section 202 General Definitions.~~

34 Bedroom. Any room or rooms intended to be used for sleeping purposes that has a
35 permanent closet of sufficient size to hold clothes.

36
37 ~~(5)(8) 302.2 Grading and drainage. Insert "~~seeded and sodded~~" as follows:~~

38 All premises shall be graded, seeded or sodded and maintained to prevent erosion of soil.

1 **(6)(9)** 302.3 Sidewalks, driveways and parking lots. Delete text and replace with the
2 following:

3 All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept
4 in a proper state of repair and maintained free from hazardous conditions including snow
5 and ice.

6
7 **(7)(10)** 302.4 Weeds. Modify by replacing the first sentence of the text with the following:

8 All premises and exterior property shall be maintained free from weeds and plant growth in
9 excess of 6 inches (152 mm).

10 Modify the first sentence of the second paragraph text as follows:

11 Upon failure of the owner or agent having charge of property to cut and destroy weeds or
12 uncontrolled plant growth...

13
14 **(8)(11)** 302.5 Rodent harborage. Modify by replacing the last sentence of the text with the
15 following:

16 After pest elimination, proper precautions shall be taken to eliminate rodent harborage,
17 including property and building modifications, and prevent re-infestation.

18
19 **(9)(12)** 304.13 Window, skylight and door frames. Modify by replacing the first sentence of
20 the text with the following:

21 Every window, storm window, skylight, door and frame shall be kept in sound condition,
22 good repair and weather tight. Doors shall fit tightly in the door jam.

23
24 **(10)(13)** 304.14 Insect screens. Modify by replacing the last sentence of the text with the
25 following:

26 Every door, window and other outside opening required for ventilation of habitable rooms...

27
28 **(11)(14)** ~~304.78.1~~ **304.18.1** Doors. Replace text with the following:

29 Doors providing access to a dwelling unit, room unit or housekeeping unit that is rented or
30 let shall be equipped with a heavy-duty deadbolt to be readily openable from the side from
31 which egress is to be made without the need for keys, special knowledge or effort and shall
32 have a minimum lock throw of 1 inch. The door shall also have a heavy-duty door knob-in-
33 lock set with a dead latch mechanism. Such locks shall be installed according to the
34 manufacturer's specifications and maintained in good working order. The locks shall be
35 installed with a heavy-duty four-screw strike plate installed with 3-inch screws to penetrate
36 into a door frame. For the purpose of this section, a sliding bolt shall not be considered an
37 acceptable deadbolt lock. Each access door shall also be of solid wood or metal
38 construction and be equipped with a wide angle 160° peephole mounted no higher than 58
39 inches from the floor. Doors that do not meet these requirements or do not have the
40 required locks, peephole or strike plate must be brought into compliance upon the
41 replacement of the door or the sale of the rental property, whichever comes first.

42
43 **(12)(15)** 308.1 Accumulation of litter, rubbish or garbage. Replace text with the following:

44 All exterior property and premises, and the interior of every structure, shall be free from
45 accumulation of litter, rubbish, garbage and excessive storage or any material in which flies,
46 mosquitoes, disease-carrying insects, rats or other vermin may breed or which create a fire
47 hazard.

1
2 ~~(13)~~**(16)** 308.4 Disposal of Litter.

3 **The owner of every occupied commercial premises used for the sale of packaged**
4 **or prepared food and the sale of automotive products shall supply at least one**
5 **approved covered container for litter at the main entrance to the premises for use**
6 **by customers. The owner of the premises shall be responsible for the removal of**
7 **litter every four hours. Relief from this requirement may be granted if there is no**
8 **place to locate a container, the main entrance to the premises abuts a public**
9 **sidewalk, or the business is located in a shopping center where litter containers**
10 **are provided by the center's management.**
11

12 ~~(14)~~**(17)** 309.1 Infestation. Modify text by replacing the last sentence of the text with the
13 following:

14 After pest elimination, proper precautions shall be taken to eliminate rodent harborage,
15 including property and building modifications, and prevent re-infestation.
16

17 ~~(15)~~**(18)** 309.5 Occupant. Delete in its entirety.

18 ~~(16)~~**(19)** 402.2 Common halls and stairways. Modify by deleting:

19 "Every common hall and stairway in residential occupancies, other than one- and two-family
20 dwellings" and replacing with "Every common hall and stairway in buildings containing more
21 than one dwelling unit, as defined in the Village of Skokie Zoning Ordinance", shall be
22 lighted at all times with...
23
24

25 ~~(17)~~**(20)** 404.4.1 Room area. Modify by adding the following as a second sentence:

26 In the event the bedroom is occupied by more than one occupant, then the bedroom shall
27 contain at least an additional 50 square feet of floor area for each additional occupant
28 thereof.
29

30 ~~(18)~~**(21)** 404.4.4 Prohibited occupancy. Replace text with the following.

31 Dining rooms, kitchens, living rooms, living/dining room combinations and uninhabitable
32 spaces shall not be used for sleeping purposes.
33
34

35 ~~(19)~~**(22)** 404.4.6 Dining and living room requirement ~~Add this section~~ **Add new section as**
36 **follows:**

37 Dwelling units having one or more bedrooms must have a separate dining room, living
38 room or living/dining room combination that complies with the room area requirements
39 in Section ~~404.4~~ **404.4.1**, Room area.

40 ~~(20)~~**(23)** 404.5 Overcrowding. Replace text with the following:

41 Dwelling units shall not be occupied by more occupants than permitted by the maximum
42 number of occupants allowed by the number and size of bedrooms.
43

1 ~~(21)~~**(24)** 404.5. 1. Conversion of space to bedrooms. Replace section with the following:
2 404.5.1 **404.5.3 Add a new section as follows:**

3 Conversion of space to bedrooms. Kitchens, bathrooms dining rooms, living rooms,
4 combined living room and dining rooms and family rooms and other open common areas
5 shall not be converted to bedrooms without replacing the space with similar common open
6 areas.

7
8 ~~(22)~~**(25)** 404.6 Efficiency unit. Replace with the following: **Modify paragraph 1 by**
9 **replacing with the following:**

10 1. A unit occupied by one occupant shall have a minimum clear floor area of 120 square
11 feet. A unit occupied by two occupants shall have a minimum clear floor area of 220
12 square feet. These required areas shall be exclusive of the areas required by Items 2 and
13 3.

14
15 ~~(23)~~**(26)** 602.2 Residential occupancies Delete "Exception" in its entirety.

16 ~~(23)~~**(27)** 602.3 Heat supply, Delete "during the period [DATE] to [DATE]" and Delete
17 "Exceptions" in its entirety.

18 ~~(23)~~**(28)** 602.4 Occupiable work spaces. Delete "during the period [DATE] to [DATE]".

19
20 Sec. 22-184. Penalties.

21
22 Any person who violates any provision of this article shall be subject to the penalties
23 provided in Section 16 in addition to any other penalty specifically provided for.

24
25 Sec. 22-185. - Notice of violation.

26 Whenever any person violates any provision of this article, such person shall be served with
27 a violation notice providing for an opportunity to appear in court to answer the charge of
28 such violation.

29 (Ord. No. 00-10-C-2947, 5(29.05), 10-16-2000)

30
31 Sec. 22-186. - Stipulated settlements.

32
33 The Village Manager or designee is authorized to accept the amounts specified in
34 Section 1-7 in settlement for violations of the specified Code sections and to establish
35 settlement dates for each such violation. For violations where a showing of
36 compliance is applicable, settlement as provided for in this section shall only be
37 authorized upon a showing of compliance.

38
39
40 **Section 6:** That Chapter 22, Article V, of the Skokie Village Code be and the same is
41 hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
42 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

1 ARTICLE V. MECHANICAL CODE

2 Sec. 22-121. International Mechanical Code adopted

3 Pursuant to authority granted by 65 ILCS 5/1-30, the Village hereby adopts by
4 reference the International Mechanical Code, ~~2012~~**2021**, as published by the International
5 Code Council, Inc., as the mechanical code.

6
7 Sec. 22-122. - Conflicting regulations.

8 If any provision of the International Mechanical Code is in conflict with any provision
9 of any code, ordinance or rules and regulations of the Village, the code, ordinance or rules
10 and regulations shall prevail and the conflicting provision of the International Mechanical
11 Code shall have no force or effect.

12
13 Sec. 22-123. - Amendments to the International Mechanical Code.

14 The International Mechanical Code adopted by reference in this article shall be
15 modified as follows:

16 (1) 101.1 Title. Insert "Village of Skokie".

17 ~~(2) 109. Means of Appeal. Delete entirely.~~

18 **(2) 109. Fees. Delete in its entirety.**

19 ~~(3) 391.1.1 Natural draft combustion. Natural draft combustion appliances are prohibited
20 within a building envelope.~~

21 **(3) 114. Means of appeals. Delete in its entirety.**

22 (4) 301.2 Energy utilization. Delete International Energy Conservation Code and replace
23 with State of Illinois Energy Code in the last sentence of the paragraph.

24
25 **Section 6:** That Chapter 22, Article XV, of the Skokie Village Code be and the same is
26 hereby amended in the manner hereinafter indicated. The new material is **highlighted in**
27 **bold** and the material to be deleted is ~~highlighted and stricken through~~

28 ARTICLE XV. - INTERNATIONAL FUEL GAS CODE

29
30
31 Sec. 22-621. International Fuel Gas Code adopted.

32 Pursuant to authority granted by 65 ILCS 5/1-3-2, the Village hereby adopts by reference
33 the International Fuel Gas Code, ~~2012~~**2021**, as published by the International Code
34 Council, Inc., as the fuel gas code.

35
36 **Sec. 22-622. - Conflicting regulations.**

37
38 **If any provision of the International Fuel Code is in conflict with any provision of**
39 **any code, ordinance or rules and regulations of the Village, the code, ordinance or**
40 **rules and regulations shall prevail and the conflicting provision of the International**
41 **Fuel Gas Code shall have no force or effect.**

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Sec. 22-623. - Amendments to the International Fuel Gas Code.

The International Fuel Gas Code adopted by reference in this article shall be modified as follows:

(1)101.1 Title. Insert "Village of Skokie"

(2) 109 Fees. Delete in its entirety.

(3) 113 Means of Appeal. Delete in its entirety.

(4) 114 Board of Appeals. Delete in its entirety.

(5) 301.2 Energy utilization. Delete International Energy Conservation Code and replace with State of Illinois Energy Code in the last sentence of the paragraph.

(6) 301.1.1 Other fuels. Add after last sentence - Natural draft combustion appliances are prohibited within the building envelope of use group R occupancies.

Exception: In Existing group use R buildings natural draft appliances may be installed with approval of the Village Manager or designee.

Section 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 15th day of August, 2022.

Ayes: 7 (Johnson, Khoeun, Klein, Pure Slovin,
Robinson, Sutker, Van Dusen)

Nays: 0

Absent: 0

Village Clerk

Approved by me this 16th day of
August, 2022.

Attested and filed in my office
this 16th day of August, 2022;
and published in pamphlet form
according to law from August
16th, 2022 to August 26th, 2022.

Mayor, Village of Skokie

Village Clerk