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

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

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


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

WHEREAS, the Village Manager recommended that the Village Code be amended in accordance with the Fire Chief’s and Interim Community Development Director’s recommendations; and

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Skokie, Cook County, Illinois;
Section 1: That Chapter 22, Article II, of the Skokie Village Code be and the same is hereby amended in the manner hereinafter indicated. The new material is **highlighted in bold** and the material to be deleted is **highlighted and stricken through**.

ARTICLE II. - BUILDING CODE


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

Sec. 22-32. - Conflicting regulations.

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

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

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

101.1 Title. Insert "Village of Skokie"

(1) 101.43 Plumbing

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

(2) 101.4.5 Fire Prevention.

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

(3) 101.4.6 Energy, Replace "International" with "The State of Illinois as amended".

(4) 101.4.7 Delete in its entirety.

(5) 102.4.3

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

(4)(6) 105.1.1 Delete in its entirety.
(5)(7) 105.1 .2 Delete in its entirety.

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

(7)(9) 105.5 Expiration.
   a. Insert the following at the beginning of the paragraph:
      The issued permit shall be granted for 18 months, and pursuant to submission of an application from the permittee, a 6-month extension may be granted by the Village Manager or Designee.
   b. Delete the last two sentences.

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

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

(12) 109 Fees. Delete in its entirety.

(10)(13) 109.2 Schedule of permit fees. Delete the text and replace with the following:
   Fees for the issuance of permits for new buildings, alterations, and other structures and other permits shall be as set forth in Section 46-113 of the Village Code.

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

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

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

   111.2 Compliance with codes. No certificate of compliance shall be issued unless a building or structure has been completed in accordance with the
building permit and all applicable codes, ordinances and rules and regulations of the Village.

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

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

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

(13)(16) Section 113 Means of appeals. Delete in its entirety.
(14)(17) 115.4 Unlawful continuance. Insert the following after the word "penalties" as required under Section 1-6 of the Village Code.

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

(16)(19) 310.1 Residential Group R. At the end of the last sentence, add the following:
Allowable occupancy shall be defined by the Village Zoning Ordinance.

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

(18)(21) Add the following language to 903.2.11.3 Basements.
Exception: A complete automatic fire alarm system may be installed throughout the building in lieu of an automatic sprinkler system in the basement where:

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

(19)(22) Add [F] 903.2.13 Nonresidential zoning districts. An automatic sprinkler system shall be provided for all occupancies that are in nonresidential zoning districts that are not covered under site plan or special use
provisions when the fire area of a single story exceeds 5,000 ft \(^2\) or the total building fire area exceeds 10,000 ft \(^2\).

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

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

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

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

(24)(27) 1103.1 Where required. Add the following text at the end of the paragraph: The State of Illinois Capital Development Accessibility Standards, May 1997 Edition, is hereby adopted by reference and shall be made part of this section.

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

(26)(29) 1203.3 Under-floor ventilation. Replace text with the following:
The space between the bottom of the floor joists and the earth under any building except spaces occupied by basements or cellars shall be provided with ventilation. This shall be accomplished as follows: 1. Where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic foot per minute (cfm) for each 50 square feet (1.02 L/S for each 10 sq.m.) of crawl space floor area and the ground surface is covered with a Class I vapor retarder. 2. Where the ground surface is covered with a Class I vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the State of Illinois Energy Conservation Code.

(27)(30) Chapter 27 Electrical. Delete in its entirety.


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

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

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

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

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

**(34)(37)** Chapter 32 Encroachments into the Public Right-of-Way. Delete in its entirety.

**(35)(38)** Add 3009 Existing elevators.
3009.1 Safety equipment, Elevators existing and in operation as of January 3, 2005, shall conform to the standards established for emergency standby lighting, telephone and alarm bell as set forth in ASME Al 7.3.

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

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

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

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

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

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

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

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

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

3303.9.3 Sodding or Seeding. Black topsoil shall be spread four (4) inches deep over the entire surface of the property; and the soil shall be seeded for grass or sodded within thirty (30) days of demolition or the commencement of seasonable weather, i.e., April 15 through October 15 inclusive. If seeded, seeding shall be established at a minimum of five (5) pounds per one thousand (1000) square feet.
and shall be an approved commercial perennial blend. Once seeded or sodded, the grass shall be maintained. If necessary, it shall be replaced or reseeded or re-sodded until such time as the grass takes hold, grows and survives. Grass shall be mowed on a regular basis and shall not exceed 6 inches in height.

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

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

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

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

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

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

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

(2) The required protective fencing has been damaged, destroyed, removed, or otherwise been rendered ineffective; or
(3) The necessary precautions as specified in the tree preservation plan were not undertaken before construction commenced, and/or damage to protected trees has occurred or is likely to occur during construction.

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

ARTICLE III. SINGLE-FAMILY BUILDING CODE

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

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

Sec. 22-62. Conflicting regulations.

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


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

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

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

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

(3)(4) R105.5 Expiration. Add the following, to the beginning of the paragraph:
The issued permit shall be granted for 18 months, and pursuant to submission of an application from the permittee, a 6-month extension may be granted by the Director of Community Development. Accessory and over-the-counter permits shall be valid for six (6) months.


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


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

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

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

(11) R301.1.4 Delete in its entirety.

(8)(12) Table R301.2 Climatic and Geographic Design Criteria. Insert under each category:

- Ground snow load ... 30
- Wind Speed... 90
- Seismic Design Category ... A
- Weathering ... Severe
- Frost Line Depth ... 42 inches
- Termite ... Moderate to Heavy
- Winter Design Temperature for Heating Facility... 68° F to -10° F w/50% humidity
- Ice Barrier Underlayment Required ... Yes
- Flood Hazards ... Nov. 6, 2000
- Air Freezing Index ... 2000
- Mean Annual Temperature ... 500°F

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

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

MINIMUM ROOF LIVE LOADS IN POUNDS
Roof loading per square foot of coverage is as follows:

<table>
<thead>
<tr>
<th>Roof Type</th>
<th>Snow Load</th>
<th>Dead Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pitched Roof Rafters - Rise 4 inches per foot (1:3) or greater</td>
<td>30 lbs.</td>
<td>15 lbs.</td>
</tr>
<tr>
<td>Flat Roof Rafters - Rise less than 4 inches per foot</td>
<td>30 lbs.</td>
<td>20 lbs.</td>
</tr>
<tr>
<td>Manufactured Roof Trusses</td>
<td>30 lbs.</td>
<td></td>
</tr>
</tbody>
</table>

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

(15)(20) R310.2 Window Wells. Add at the end of the paragraph the following:
"The maximum horizontal area of a window well is 12.25 square feet, with a maximum horizontal projection of 3.5 feet from the structure wall into the required side yard".

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

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

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

A. Any new construction of such residence;

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

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

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

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

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

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


"Approved carbon monoxide alarm" or "alarm" means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory, and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association. "Dwelling unit" means a room or suite of rooms used for human habitation and includes single family residences as well as each living unit of a multiple family residence and each living unit in a mixed-use building.
(26) R319.1 Address numbers. Add to end of first sentence "and facing alley".


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

(29) R402.1 Delete in its entirety. Replace with: Wood foundation systems are not permitted.

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

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

(32) R403.1.1 Minimum Size. Modify by the addition of the following text at the end of the paragraph:

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

(33) R403.2 Delete in its entirety.

(34) R403.3 Delete in its entirety.

(35) R405.1 Concrete or masonry foundations. Modify as follows:

1. In the second sentence, delete "gravel or crushed stone drains" and "gravity or".

2. At the end of the paragraph add the following: "The drain tile will be installed on the outside of the foundation and below the top of the footing, except where approved by the Village Manager or designee."

(36) R405.2 Wood Foundations. Delete in its entirety.

(37) Amend R407.3 change "restrained" to "permanently attached". Steel columns require 3/8" base plate. Delete exception.
R408.1 Ventilation. Delete wording and replace with: The under-floor space between the bottom of the joists and the earth under any building (except space occupied by a basement) shall be provided with mechanical ventilation.

R408.2. Delete section.

R408.3. Replace first sentence only with "Ventilation shall be achieved by the following:" Delete pt. 2.3.

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

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

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

R503.2.1.1 Insert “and shall be a minimum of 3/4-inch (19.1 mm) in thickness.” at the end of the paragraph.

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

Section R504 Pressure Preservative/y Treated-Wood floors (on Ground). Delete in its entirety.

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

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

Add R703.12. Stone and masonry veneer, general. Every dwelling, except a private garage in the rear of lot, shall have at least 51 percent of the exterior walls of masonry. In no case may structural building units made of any cement mixture, which are
commonly described as cement or concrete block, be permitted for the construction of the exterior of outside stucco. Brick veneer shall be permissible for the use under the 51 percent and shall be subject to review by the Village of Skokie Appearance Commission, for residential additions where the 51 percent requirement cannot be met. Thin brick (less than 2 in) does not count toward masonry requirement.

R702.3.2 Wood framing, Add the following text and the end of the paragraph:

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

Table R703.4 Weather-resistant Siding Attachment and Minimum Thickness. Delete text of footnote (j.) and replace with the following:

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

Add R901.2 Concealed areas. Roofing materials shall be removed down to roof deck in concealed areas.

Add R 1002.1 Listing. All exposed metal chimneys shall be covered as specified by manufacturers installation instructions. Replace with: Delete in its entirety.


M1601.1.1 Above-ground duct systems. Delete items 5, 6, 7 in their entirety.


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


Delete in its entirety. Add Fire Sprinklers.

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

A. Any new construction of such residence;
B. Building additions that increase the floor area of such residence by more than 50 percent of the original square footage of the building prior to construction.

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

ARTICLE IV. - ELECTRICAL CODE*


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

Sec. 22-92. - Conflicting regulations.

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

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

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

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

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

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

(3) 210.12 Add (A) Arc-Fault Circuit-Interrupter Protection. Amend by adding exception no. 2: AFCI protection shall not be required for branch circuits...
supplying kitchen counter outlets, kitchen appliances, furnaces, motors, pumps, and other equipment or appliances that may arc during normal operation.

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

(1)(4) 230.1 (A) New commercial, industrial and residential structures requiring electrical service shall be served underground in an approved manner, and shall be suitably protected against physical damage, unless a determination is made by the Village Manager or designee that the service cannot be provided underground.

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

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

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

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

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

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

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

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

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

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

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

(7) 250.104 (B) Bonding of Piping Systems and Exposed Structural Metal Modified as follows: In dwelling unit occupancies all metal piping systems,
including gas piping, shall be bonded together as part of the grounding system. In
other than dwelling occupancies, other metal piping systems and exposed
structural metal likely to become energized, shall be similarly bonded. Bonding
jumper to be sized in accordance with 250.66.

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

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

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

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

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

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

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

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

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

…

ARTICLE V. MECHANICAL CODE

Sec. 22-121. International Mechanical Code adopted

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

Sec. 22-122. - Conflicting regulations.

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

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

The International Mechanical 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) 391.1.1 Natural draft combustion. Natural draft combustion appliances are prohibited within a building envelope.

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


…

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

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

Pursuant to authority granted by 65 ILCS 5/1-3-2, the Village hereby adopts by reference the International Property Maintenance Code, **2021**, Edition, and all regulations thereto, as published by the International Code Council, Inc., as the property standards
code, excepting those provisions which are modified or deleted as provided in this
article.

Sec. 22-182. - Conflicting regulations.

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

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

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

(1) 101.1 Title. Modify by deleting "[NAME OF JURISDICTION]" and replacing with
"Village of Skokie".

(2) 103.5 Fees. Delete in its entirety. 103.1 Creation of agency. Insert “Neighborhood
Services Division”.

(3) Subsection 104.3 Right of entry.
Delete in its entirety. Replace the last sentence with the following:

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

(3) 104 Fees. Delete in its entirety.

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

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

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

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

(4)(7) Section 202 General Definitions.

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

(5)(8) 302.2 Grading and drainage. Insert "seeded and sodded" as follows:
All premises shall be graded, seeded or sodded and maintained to prevent erosion of soil.
(6)(9) 302.3 Sidewalks, driveways and parking lots. Delete text and replace with the following:
All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions including snow and ice.

(7)(10) 302.4 Weeds. Modify by replacing the first sentence of the text with the following:
All premises and exterior property shall be maintained free from weeds and plant growth in excess of 6 inches (152 mm).

Modify the first sentence of the second paragraph text as follows:
Upon failure of the owner or agent having charge of property to cut and destroy weeds or uncontrolled plant growth...

(8)(11) 302.5 Rodent harborage. Modify by replacing the last sentence of the text with the following:
After pest elimination, proper precautions shall be taken to eliminate rodent harborage, including property and building modifications, and prevent re-infestation.

(9)(12) 304.13 Window, skylight and door frames. Modify by replacing the first sentence of the text with the following:
Every window, storm window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Doors shall fit tightly in the door jam.

(10)(13) 304.14 Insect screens. Modify by replacing the last sentence of the text with the following:
Every door, window and other outside opening required for ventilation of habitable rooms...

(11)(14) 304.78.1 304.18.1 Doors. Replace text with the following:
Doors providing access to a dwelling unit, room unit or housekeeping unit that is rented or let shall be equipped with a heavy-duty deadbolt to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch. The door shall also have a heavy-duty door knob-in-lock set with a dead latch mechanism. Such locks shall be installed according to the manufacturer's specifications and maintained in good working order. The locks shall be installed with a heavy-duty four-screw strike plate installed with 3-inch screws to penetrate into a door frame. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock. Each access door shall also be of solid wood or metal construction and be equipped with a wide angle 160° peephole mounted no higher than 58 inches from the floor. Doors that do not meet these requirements or do not have the required locks, peephole or strike plate must be brought into compliance upon the replacement of the door or the sale of the rental property, whichever comes first.

(12)(15) 308.1 Accumulation of litter, rubbish or garbage. Replace text with the following:
All exterior property and premises, and the interior of every structure, shall be free from accumulation of litter, rubbish, garbage and excessive storage or any material in which flies, mosquitoes, disease-carrying insects, rats or other vermin may breed or which create a fire hazard.
308.4 Disposal of Litter.
The owner of every occupied commercial premises used for the sale of packaged or prepared food and the sale of automotive products shall supply at least one approved covered container for litter at the main entrance to the premises for use by customers. The owner of the premises shall be responsible for the removal of litter every four hours. Relief from this requirement may be granted if there is no place to locate a container, the main entrance to the premises abuts a public sidewalk, or the business is located in a shopping center where litter containers are provided by the center’s management.

309.1 Infestation. Modify text by replacing the last sentence of the text with the following:
After pest elimination, proper precautions shall be taken to eliminate rodent harborage, including property and building modifications, and prevent re-infestation.

309.5 Occupant. Delete in its entirety.

402.2 Common halls and stairways. Modify by deleting:
"Every common hall and stairway in residential occupancies, other than one- and two-family dwellings" and replacing with "Every common hall and stairway in buildings containing more than one dwelling unit, as defined in the Village of Skokie Zoning Ordinance", shall be lighted at all times with...

404.4.1 Room area. Modify by adding the following as a second sentence:
In the event the bedroom is occupied by more than one occupant, then the bedroom shall contain at least an additional 50 square feet of floor area for each additional occupant thereof.

404.4.4 Prohibited occupancy. Replace text with the following.
Dining rooms, kitchens, living rooms, living/dining room combinations and uninhabitable spaces shall not be used for sleeping purposes.

404.4.6 Dining and living room requirement Add this section Add new section as follows:
Dwelling units having one or more bedrooms must have a separate dining room, living room or living/dining room combination that complies with the room area requirements in Section 404.1 404.4.1, Room area.

404.5 Overcrowding. Replace text with the following:
Dwelling units shall not be occupied by more occupants than permitted by the maximum number of occupants allowed by the number and size of bedrooms.
404.5.1 Conversion of space to bedrooms. Replace section with the following:
Conversion of space to bedrooms. Kitchens, bathrooms dining rooms, living rooms, combined living room and dining rooms and family rooms and other open common areas shall not be converted to bedrooms without replacing the space with similar common open areas.

404.6 Efficiency unit. Replace with the following: Modify paragraph 1 by replacing with the following:
1. A unit occupied by one occupant shall have a minimum clear floor area of 120 square feet. A unit occupied by two occupants shall have a minimum clear floor area of 220 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3.

602.2 Residential occupancies Delete "Exception" in its entirety.

602.3 Heat supply, Delete "during the period [DATE] to [DATE]" and Delete "Exceptions" in its entirety.

602.4 Occupiable work spaces. Delete "during the period [DATE] to [DATE]".

Sec. 22-184. Penalties.
Any person who violates any provision of this article shall be subject to the penalties provided in Section 16 in addition to any other penalty specifically provided for.

Sec. 22-185. - Notice of violation.
Whenever any person violates any provision of this article, such person shall be served with a violation notice providing for an opportunity to appear in court to answer the charge of such violation.
(Ord. No. 00-10-C-2947, 5(29.05), 10-16-2000)

Sec. 22-186. - Stipulated settlements.
The Village Manager or designee is authorized to accept the amounts specified in Section 1-7 in settlement for violations of the specified Code sections and to establish settlement dates for each such violation. For violations where a showing of compliance is applicable, settlement as provided for in this section shall only be authorized upon a showing of compliance.

Section 6: That Chapter 22, Article V, of the Skokie Village Code be and the same is hereby amended in the manner hereinafter indicated. The new material is highlighted in bold and the material to be deleted is highlighted and stricken through.
ARTICLE V. MECHANICAL CODE

Sec. 22-121. International Mechanical Code adopted

Pursuant to authority granted by 65 ILCS 5/1-30, the Village hereby adopts by reference the International Mechanical Code, 20122021, as published by the International Code Council, Inc., as the mechanical code.

Sec. 22-122. - Conflicting regulations.

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

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

The International Mechanical 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.


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

ARTICLE XV. - INTERNATIONAL FUEL GAS CODE


Pursuant to authority granted by 65 ILCS 5/1-3-2, the Village hereby adopts by reference the International Fuel Gas Code, 20122021, as published by the International Code Council, Inc., as the fuel gas code.

Sec. 22-622. - Conflicting regulations.

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


(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

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.

Village Clerk

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

Mayor, Village of Skokie

Village Clerk