



2021 ICC Model Codes ADOPTING ORDINANCE

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ARTICLE I – GENERAL

Sec. 5-1. Reserved.

Sec. 5-2. Definitions.

Whenever the words "municipality" or "city" are used in this Ordinance or in any adopted code, they shall be held to mean the City of Urbana, Illinois.

The intent of this Ordinance shall be that the requirements and applicability of the codes referenced in this Ordinance shall be based upon the use group classifications, definitions, and construction types as designated in those codes as modified by this ordinance. Classifications, definitions, and occupancy types from other codes such as NFPA and/or the Zoning Ordinance shall not be used when determining requirements from the codes referenced by this Ordinance.

Sec. 5-3. Other Referenced Codes and Ordinances. Nothing in the adoption of the codes set forth above shall be construed to exempt any building or structure, or portion thereof, or occupancy or use thereof, from compliance with any and all other applicable codes and ordinances of the City of Urbana, Illinois.

Sec. 5-4. Contractor Bonds for Right-of-Way Damage. All contractors or other persons doing or proposing to do work in the City of Urbana, which work may reasonably be expected to cause any physical disturbance of the public right-of-way including but not limited to any excavation, shall in addition to permits required under Chapter 5 (if necessary) obtain a right-of-way permit from the City Engineer. Before the said right-of-way permit may be issued, the contractor or other person must post a bond as set forth under Section 20-409 of the Urbana Code of Ordinances.

Sec. 5-5. Additions, Modifications, Deletions, and Substitutions. Where the following words precede the sections and subsections of the Codes hereinafter adopted they shall have the meanings set forth below:

"ADD" means that such provision is thereby added to and made a part of the Code indicated as though fully set forth therein at the referenced section.

"AMEND" (see "MODIFY").

"DELETE" means that such provision deletes the referenced section from the code referenced.

"MODIFY" means that such provision amends the referenced section of the code referenced to read as provided and that such provision is added to and made a part of such code as though fully set forth at the referenced section number.

"SUBSTITUTE" means that provision is substituted in place of the referenced section and is made a part of the code referenced.

Secs. 5-6 - 5-10. Reserved.

ARTICLE II – BUILDING OFFICIAL

Sec. 5-11. Offices created. There is hereby created the office of the Building Official. The Building Official shall be hired by the applicable governing authority and certified through a recognized certification program.

Sec. 5-1. Duties. The duties of the Building Official shall be as follows:

1. The Building Official of the City of Urbana shall issue all building permits and carry on all duties of the Building Official as such term is used elsewhere in city ordinances.
2. The Building Official shall hire such number of inspectors, assistants and other employees as authorized by the jurisdiction. Inspectors or plans examiners shall be certified through a recognized certification program for the appropriate trade(s).
3. The Building Official shall perform other such duties as prescribed by the Mayor or City Council from time to time.

Secs. 5-14 - 5-20. Reserved.

ARTICLE III – BOARD OF APPEALS

Codes That May Be Appealed: Appeals involving the following codes (and other Codes incorporated therein) shall be made to the Building Safety Code Board of Appeals:

- 2021 International Building Code
- 2021 International Existing Building Code
- 2021 International Residential Code
- 2021 International Mechanical Code
- 2021 International Fire Prevention Code
- 2021 International Plumbing Code
- 2021 International Fuel Gas Code
- 2021 International Property Maintenance Code
- 2020 National Electrical Code

Limitations of authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

Time Limit for Appeals: An appeal of a legal notice or order by a Building Official or the Fire Official must be made within 15 days of receipt of such notice.

Administration: The Building Official shall take immediate action in accordance with the decision of the board.

Membership Qualifications of the Building Safety Code Board of Appeals: The Building Safety Code Board of Appeals shall be comprised of 5 members who are not employees of the jurisdiction, including at least: one licensed electrician or electrical engineer; one licensed plumber or mechanical engineer; one architect; and one building contractor. The members shall be appointed by the Mayor, with approval of the City Council, for a term of five years, with the initial terms staggered.

Alternate Members: In addition to the members herein referred to, the Mayor shall initially appoint two alternate members and approved of the City Council. Such alternate members shall serve on the Board with the same powers and privileges as regular members when present at a meeting of the Board in place of an absent regular member. The alternate members so appointed shall serve for a term of five years. There are no specific trade requirements for alternate members.

Chair of Board and Board Rules: One member shall serve as Chair, and the Building Official shall keep a detailed record of all proceedings on file in the Building Safety Division. The Board shall enact rules and by-laws under which it shall operate. The Board shall elect a temporary chair in the absence of the appointed chair.

Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional, or financial interest.

Notice of Meeting: The Board shall meet upon notice by the Chair or the Building Official within 30 working days of filing of an appeal or at stated periodic meetings if arranged by the volume of work.

Open Meetings: All hearings shall be open to the public. The appellant, the appellant's representative, the Official of the jurisdiction, and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard at the meeting in which the appeal is heard.

ARTICLE IV – BUILDING CODE

Sec. 5-21. Adoption of the 2021 International Building Code. The 2021 International Building Code as promulgated and published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said International Building Code are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-23.

Sec. 5-22. Effect of State Law. The adoption of the 2021 International Building Code herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the article imposes a more stringent requirement or standard than does the state statute. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions of this code shall apply.

Sec. 5-23. Additions, Amendments, Modifications, Deletions, and Substitutions. The following sections and subsections of the 2021 International Building Code are amended or changed as defined hereinafter:

Section 101.1 entitled "Title," is amended to read as follows:

Section 101.1 Title: These regulations shall be known as the Building Code of the City of Urbana, Illinois hereinafter referred to as "this Code".

Section 101.2.1 entitled "Appendices," is amended to read as follows:

101.2.1 Appendices. The following appendixes are hereby ADOPTED as part of this code.

Appendix H – Signs

Appendix I – Patio Covers

Section 101.4.3 entitled "Plumbing" is amended to read as follows:

101.4.3 Plumbing. The provisions of the CURRENT Illinois Plumbing Code and the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

Section 101.4.6 entitled "Energy" is amended to read as follows:

Section 101.4.6 Energy: The provisions of the CURRENT International Energy Code as adopted by the State of Illinois shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.8 entitled "Electrical" is added to read as follows:

Section 101.4.8 Electrical: The provisions the 2020 National Electrical Code shall apply to additions, alterations, renovations and repairs to electrical systems and equipment shall conform to that required for new electrical systems and equipment. Additions,

alterations and repairs shall not cause existing electrical systems or equipment to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing electrical systems and equipment shall meet the provisions for new construction, except where such work is performed in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

Section 103.1 entitled "Creation of Enforcement Agency" is amended to read as follows:

Section 103.1 Creation of Enforcement Agency: The Building Safety Division is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 103.2 is amended to read as follows:

Section 103.2 Building Official. The Building Official shall be hired by the applicable governing authority and certified through a recognized certification program.

Section 104.8 entitled "Liability," is amended to read as follows:

Section 104.8 Liability: The Building Official or his/her designee, Officers, members of the Building Code Board of Appeals, or employees charged with the enforcement of this Code, while acting for the municipality, shall not thereby render themselves liable personally, and they are hereby relieved from all personal liability for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of their official duties.

Section 104.8.1 entitled "Legal Defense," is amended to read as follows:

Section 104.8.1 Legal Defense: Any suit instituted against any officer or employee because of an act performed by them in the lawful discharge of their duties and under the provisions of this Code, or any amendment thereto, shall be defended by a legal representative of the City until the final termination of the proceedings. The Building Official or any subordinates shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any officer of the Department of Community Development Services, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section 105.2 entitled "Work exempt from permit" is amended as follows:

Items #1 and #2 under Building are DELETED.

Section 105.3.3 entitled "Noxious Odor Abatement Plan," is added and reads as follows:

Section 105.3.3 Noxious Odor Abatement Plan: Where plans filed with a building permit application for new construction or additions to facilities emitting a noxious odor beyond that of normal mechanical systems for the facility operation, the Building Official may require a Noxious Odor Abatement Plan to be filed by the owner which shall indicate the methods proposed to be used to minimize such emissions. The plan shall utilize the best available technology for reducing odors consistent with industry standards. If the structure is then built, the noxious odor abatement plan shall be implemented as proposed.

Section 105.8 entitled "Unused Building Materials," is added and reads as follows:

Section 105.8 Unused Building Materials: When a permit becomes invalid or is voided for any reason, all building materials not stored within a building or permanent structure shall be removed from the job site. Section 107.3.1 entitled "Approval of Construction Documents," is amended to read as follows:

Section 107.3.1 Approval of Construction Documents: A complete set of the approved plans shall be kept at the job site at all times, and immediately available to the Building Official or a duly authorized representative at all times.

Section 109.2 entitled "Schedule of Permit Fees," is amended to read as follows:

Section 109.2 Schedule of Permit Fees: Where a permit is required, a fee for each permit shall be paid as required, in accordance with the Schedule of Fees as established in Chapter 14 in the City of Urbana Code of Ordinances.

Section 109.6 entitled "Refunds" is DELETED.

Section PM-113 entitled "Means of Appeals," is amended to read as follows:

Section PM-113 Means of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section 114.4 entitled "Violation Penalties," is amended as follows:

Section 114.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10(k) of the City of Urbana Code of Ordinances. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section 115.4 entitled "Failure to comply," is amended to read as follows:

Section 115.4 Failure to Comply: Any person who shall continue any work in or about the structure after having been served with a "stop work" order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties as prescribed in Section 114.4.

Section 116.4 entitled "Method of Service," is amended to read as follows:

Section 116.4 Method of Service: Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 907.9 entitled "Acceptance Testing," is added and reads as follows:

Section 907.9 Acceptance Testing: All fire protection systems shall be tested in the presence of and shall be approved by the Building Official and the Fire Official (or their authorized agents). Where supervision of a system is required, no more than 90 seconds shall elapse between the time that a fire protection system device activates and notification is received by the local fire dispatching jurisdiction.

Section 1102.1 entitled "Design" is amended to read as follows:

Section 1102.1 Design: Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, the CURRENT ADA Standards for Accessible Design and the CURRENT State of Illinois Accessibility Code.

Section 1301.1.1 entitled "Criteria" is amended as follows:

Section 1301.1.1 Criteria: Buildings shall be designed and constructed in accordance with the CURRENT International Energy Conservation Code as adopted by the State of Illinois.

Section 1809.5.1 entitled "Frost Line," is amended and reads as follows:

Section 1809.5.1 Frost Line: The minimum frost line depth design shall be 32 inches below grade.

Section 3103.3 entitled "Location," is amended to read as follows:

Section 3103.3 Location: Temporary structures shall be located with an accessible unoccupied open space around the perimeter having a minimum width of 30 feet from any and all other buildings or structures.

Section 3201.5 entitled "Approval," is added and reads as follows:

Section 3201.5 Approval: Any encroachment into the public right-of-way must be approved by the City Engineer or designee.

Section 3303.8 entitled "Contractors Bond," is added and reads as follows:

Section 3303.8 Contractors Bond: All contractors or other persons proposing to do work requiring a demolition permit from the City of Urbana shall be subject to the requirements of Article I, Section 5.4 of this Ordinance.

Contractors posting surety bonds on city contracts shall not be required to post any additional contractor bond, provided that such bond provides comparable coverage for the work undertaken.

Section 3303.9 entitled "Requirements for Demolition," is added and reads as follows:

Section 3303.9 Requirements for Demolition: All demolition work shall be carried out in accordance with the following specifications:

1. All non-common foundation walls and other below grade structures shall be completely demolished and removed. All materials shall be removed from basement or cellar activities and concrete floors shall be broken up and removed. All putrescible materials shall be removed.
2. Backfilling: No demolition materials, wood, frozen materials, or putrescibles may be used for backfill.
3. Finish grading: After backfilling the contractor shall finish grade the site. Finish grading shall be mounded approximately twelve (12) inches above existing grade in the center of the excavation
EXCEPTION: The excavation abuts an existing building. Finish grading shall then be designed to prevent the ponding of water.
4. Dust control: During demolition work the contractor shall take reasonable steps to eliminate dust. Any water spraying, etc. shall be at the contractor's expense.

Section 3303.10 entitled "Abandoned Driveways," is added and reads as follows:

Section 3303.10 Abandoned Driveways: All abandoned drive accesses and curb cuts to the property must be removed and/or effectively closed to prevent illegal parking on the city right-of-way and/or the vacant lot. A right-of-way permit is required for work in the right-of-way.

Case #1: Abandoned drives from streets with curb and gutters; drive must be removed and curb and gutter installed.

Case #2: Abandoned drives from streets without curb and gutters; drive must be removed; appropriate barrier installed, and grass re-established in the former drive access area.

Case #3: The City Engineer may waive removal of a drive to a vacant lot, approval must be obtained in writing and provided to the Division of Building Safety.

Section 3303.11 entitled "Utilities," is added and reads as follows:

Section 3303.11 Utilities: Prior to the demolition of any structure, arrangements shall be made for the disconnection and/or retirement of all utilities. All sanitary and storm sewers shall be disconnected and plugged in accordance with the standards as determined by the Plumbing Official and the Urbana Engineering Division.

Appendix H entitled "Signs," is ADOPTED and reads as follows:

Section H101.2 entitled "Signs exempt from permits," is deleted and replaced with "Sign Permits" as follows:

Section H101.2 Sign Permits: All signs shall comply with the CURRENT Zoning Ordinance.

Section H105.1.1 Owner's Consent: The written consent of the owner or lesser of the premises upon which the sign is to be erected may be required.

Section H105.2 entitled "Permits, drawings and specifications," amended as follows:

Section H105.2 Permits, drawings and specifications: Construction documents shall be required for sign permits. These documents shall show the dimensions, material and required details of construction, including loads, stresses and anchors.

Section H105.7 entitled "Alterations," is added and reads as follows:

Section H105.7 Alterations: A sign shall not be enlarged or relocated except in conformity to the provisions of this code for new signs, nor until a proper permit has been secured. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an alteration, provided the conditions of the original approval and the requirements of CURRENT Zoning Ordinance are not violated.

Section H105.8 entitled "Inspections," is added and reads as follows:

Section H105.8 Inspections: Every sign shall be subject to the inspection and approval of the Building Official or designee.

Section H105.8.1 Unsafe and Unlawful Signs: When any sign becomes insecure, in danger of falling, or otherwise unsafe, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this code, the owner thereof or the person or firm maintaining same shall upon written notice of the Building Official, forthwith in the case of immediate danger and in any case within not more than ten days, make such sign conform to the provisions of this article or shall remove it. If within ten days the order is not complied with, the Building Official may remove such sign at the expense of the owner or lessee thereof as provided in Section 115.

Section H105.8.2 Removal: The Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this article.

Section H105.8.3 Maintenance: All signs, their supports, braces, guys, and anchors, shall be kept in repair in accordance with the provisions of this Appendix and Chapter 1. When not galvanized or constructed of approved corrosion-resistant noncombustible materials, signs shall be painted when necessary to prevent corrosion.

Appendix I – Patio Covers is ADOPTED as part of this code.

Secs. 5-24 - 5-30. Reserved.

ARTICLE V – RESIDENTIAL CODE

Sec. 5-31. Adoption of the 2021 International Residential Code for One- and Two-Family Dwellings. The International Residential Code for One- and Two-Family Dwellings as promulgated and published by the International Code Council, and referenced in Section 101.2 of the 2021 International Building Code, is hereby adopted as the Residential Code of the City of Urbana, Illinois; for the control of one- and two-family detached dwellings of less than four stories in height as herein provided; and each and all of the regulations, provisions, conditions, penalties, and terms of the said 2021 International Residential Code for One- and Two-Family Dwellings are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-33.

Sec. 5-32. Effect of State Law. The adoption of the 2021 International Residential Code for One- and Two-Family Dwellings herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as the Article imposes a more stringent standard or requirement than does the state statute.

Sec. 5-33. Additions, Modifications, Deletions, and Substitutions. The following sections and subsections of the 2021 International Residential Code for One- and Two-Family Dwellings are amended or changed as defined in Article I, Section 5 of this Ordinance.

Section R-101.1 entitled “Title” is amended to read as follows:

R-101.1 Title: These provisions shall be known as the Residential Code for One- and Two-family Dwellings for the City of Urbana, Illinois, and shall be cited as such and will be referred to herein as “this code.”

Section R-101.2.1 entitled “Restrictions” is added and reads as follows:

Section R-101.2.1 Restrictions: Manufactured and Mobile Homes are restricted by the Zoning Ordinance and Article XII of Chapter 5 of this Code to approved mobile home parks.

Section R-102.5 Appendices: The following appendixes are hereby ADOPTED as part of this code.

- Appendix AF** – Radon Control Methods
- Appendix AH** – Patio Covers
- Appendix AJ** – Existing Building and Structures
- Appendix AO** – Automatic Vehicle Gates
- Appendix AQ** – Tiny Houses
- Appendix AS** – Strawbale Construction
- Appendix AT** – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses
- Appendix AW** – 3-D-Printed Building Construction is ADOPTED as part of this code.
- Appendix AY** – Visitability

Section R-103.2 entitled “Appointment” is amended and reads as follows:

Section R-103.2 Building Official: The Building Official shall be hired by the applicable governing authority and certified through a recognized certification program.

Section R-105.2 entitled, "Work exempt from Permit" is amended and reads as follows:

Section R-105.2 Work exempt from Permit: Exceptions 1, 2 and 10 are deleted.

Section PM-112 entitled "Board of Appeals," is amended to read as follows:

Section PM-112 Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section R-113.2.1 entitled, "Service of Notices," is added and reads as follows:

Section R-113.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section R-113.4 entitled, "Violation Penalty" is amended to read as follows:

Section R-113.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10(k) of the City of Urbana Code of Ordinances. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Table R-301.2 (1) entitled, "Climatic and Geographic Design Criteria," is amended as follows:

Ground Snow: 20 pounds per square foot.

Wind Speed: Minimum design wind speed shall be 107 mph 3 second gust.

Seismic Zone: Seismic zone shall be zone "B".

Weathering: Weathering index shall be "Severe."

Winter Design Temperature: Four degrees below zero (-4).

Frost Line Depth: 32 inches below grade minimum.

Termite: The jurisdiction is subject to moderate to heavy termite damage.

Decay: The jurisdiction is subject to moderate decay damage.

Ice Shield Underlayment: Ice shield underlayment is required.

Flood Hazard: The jurisdiction entered into National Flood Insurance Program on July 16, 1980 and the currently effective FIRM and FBFB maps are dated October 02, 2013.

Air Freezing Index: Air freezing index is 1265.

Mean Annual Temperature: 51.9 degrees Fahrenheit.

Section R-313.2 entitled "One- and two-family dwellings automatic fire systems" is amended to read as follows:

Section R-313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 5,000 gross square feet.

EXCEPTION: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

Section M-1408 entitled "Vented Floor Furnace" is DELETED in its entirety.

Section M-1601.1.1(3) entitled "Above Ground Duct Systems" is amended to read as follows:

Section M-1601.1.1 Above Ground Duct Systems: 3. Fibrous glass air ducts (duct board) is NOT permitted in any use group.

Section M-2406.2 (7) entitled, "Prohibited Locations," is added and reads as follows:

Section M-2406.2 (7) Prohibited Locations: A vented decorative appliance, vented wall furnace, or space heater shall not be located under a stairway and shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Building Official.

Section M-2433 entitled, "Log Lighters," is DELETED in its entirety.

Section G2437 entitled "Floor Furnace" is DELETED in its entirety.

Section P2601.1 entitled, "Scope," is amended and reads as follows:

Section P2601.1 Scope: The installation of plumbing, appliances, and equipment shall comply with the more stringent provisions of this code, International Plumbing Code or the CURRENT Illinois Plumbing Code.

Appendix AF – Radon Control Methods

AF101.1 entitled "General," is amended to read as follows:

AF101.1 General: All buildings and radon control systems shall be designed and constructed to meet the minimum of the State of Illinois Radon Resistant Construction Act. [420 ILCS52]

AF102 entitled "Definitions," is DELETED in its entirety.

AF103 entitled "Requirements," is DELETED in its entirety.

AF104 entitled "Testing," is DELETED in its entirety.

Appendix AH – Patio Covers is ADOPTED as part of this code.

Appendix AJ – Existing Building and Structures is ADOPTED as part of this code.

Appendix AO – Automatic Vehicle Gates is ADOPTED as part of this code.

AO103.2.1 entitled "Emergency Access for Vehicle Gates" is added and reads as follows:

Section AO103.2.1 Emergency Access for Vehicle Gates: All electrically operated gates, doors or barriers used for vehicle access shall be equipped with a "Click2Enter" type sensor compatible with the current 800 mhz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code

Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this code. These devices and their installation locations shall be approved by the Fire Code Official.

Appendix AQ – Tiny Houses is ADOPTED as part of this code.

Appendix AS – Strawbale Construction is ADOPTED as part of this code.

Appendix AT – Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses is ADOPTED as part of this code.

Appendix AW – 3-D-Printed Building Construction is ADOPTED as part of this code.

Appendix AY entitled “Visitability” is added and reads as follows:

Appendix AY “Visitability”:

Section AY-101 Scope: The provisions of this Appendix require visitability features in new construction of one and two family dwellings funded with financial assistance originating from or flowing through the City of Urbana and shall be in addition to the other requirements of this code.

Section AY-102 Definitions

Public Funds means funds subject to the control or regulation of the City of Urbana, Illinois or any of its officers in their official capacity, except pension.

Financial Assistance means providing public funds intended to be used for paying for labor or materials in the construction of a new single-family or two-family structure. It also includes use of public funds to acquire the parcel of land or the donation of the parcel of land owned by the City, on which a new single-family or two-family structure is to be constructed. Such financial assistance shall not include infrastructure, sanitary or storm sewer or other public infrastructure improvements.

Section AY-103 Applicability: For the purpose of this Section “new construction” shall include the construction of a NEW single family or duplex dwelling on a vacant lot. It shall not include additions to or remodeling of existing buildings. Such financial assistance shall include funds only used for the purchase of land or the donation of land from the City used to construct structures governed by this Appendix. It shall also include funds used for the actual construction of the governed structures, but shall not include infrastructure installation such as sanitary or storm sewers, streets or other costs.

If public funds are utilized to upgrade a particular element(s) of a structure for hazard mitigation, such as higher wind resistance, tornado shelters or other similar features, it shall not in and of itself, require the building to meet the requirements of this Section.

Section AY-104 Visitability Features:

AY-104.1 No step entrance: There shall be at least one entrance (front, side, rear, or through the garage) which has no steps and is served by walks and/or ramps meeting the specifications of Section AM-104.2.

AY-104.2 Visitable Route: The required no step entrance shall be accessed via a visitable route that shall meet the following criteria.

AY-104.2.1 Grade: Sidewalks and ramps shall comply with the CURRENT Illinois Accessibility Code.

AY-104.2.2 Width: The visitable route shall have a minimum clear width of 36 inches.

AY-104.2.3 Landings: Landings in a visitable route shall meet the requirements of the CURRENT Illinois Accessibility Code.

AY-104.2.4 Surfaces: Surfaces shall be non-slip.

AY-104.2.5 Drainage cross slope: Cross slope shall be no greater than 1/48.

AY-104.3 Doors/Opening: All doors or openings shall have a minimum net clear width of 32".

EXCEPTION: Doors to closets with an area of 15 square feet shall be excluded from this requirement.

AY-104.4 Bathroom Walls: Each bathroom or other room containing a toilet, bathtub, shower stall, or shower seat shall have reinforcing in the walls to allow for future installation of grab bars around those fixtures.

AY-104.5 Corridors: Corridors shall be at least 36 inches in width.

AY-104.6 Environmental Controls

AY-104.6.1 Wall Electrical Outlets: Wall electrical outlets shall be mounted at least 15 inches above the finished floor.

AY-104.6.2 Light Switches, Thermostats and Other Controls: Light switches, thermostats and other control devices shall be mounted no higher than 48 inches above the finished floor.

Section AY-105 Waivers: In cases where site conditions or other restrictions warrant, waivers from this Section may be granted by the Urbana City Council after consideration and recommendation of the Building Code Board of Appeals. Said waivers will be forwarded to the City Council only if the Board recommends their approval by majority vote of the members present and voting. If the Board does not reach a favorable recommendation, the waiver is denied and the Board's findings will be the final administrative decision on such a waiver. The City Council shall have the authority to grant or deny waiver requests that the Board forwards.

Secs. 5-34 - 5-40. Reserved.

ARTICLE VI – ELECTRICAL CODE

Sec. 5-51. Adoption of the National Electrical Code. The 2020 National Electrical Code (NFPA 70) as copyrighted by the National Fire Protection Association is hereby adopted and incorporated herein by reference, as if fully set out in this Article, with the additions and changes prescribed hereinafter. Article 80 is specifically exempted.

Sec. 5-52. Effect of State Law. The adoption of the 2020 National Electrical Code (NFPA 70) herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as this Article imposes a more stringent requirement or standard than does the state statute.

Sec. 5-53. Amendments, Deletions, and Modifications. The following additions, deletions, amendments or substitutions, as defined in Article I, Section 5 of this Ordinance, are hereby made to the National Electrical Code.

ARTICLE 90 – Administration and Enforcement:

Section 90-1. General:

Title: This Code shall be known as the Electrical Code of the City of Urbana, Illinois, hereinafter referred to as the “Electrical Code” or “this Code”.

Scope: The design, installation, maintenance, alteration, and inspection of the electrical systems shall comply with the requirements of this Code.

Intent: This Code shall be construed liberally and justly to insure public health, safety, and welfare insofar as they are affected by the installation and maintenance of electrical systems.

Safety: This Code contains provisions necessary for safety. Compliance therewith and proper maintenance will result in an installation essentially free from hazard, but not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.

Non-Instruction: This Code is not intended as a design specification nor as an instruction manual for untrained persons.

Liability: This Code shall not be construed to affect the responsibility or liability of any party owner, operating, controlling, or installing any electrical equipment, for damage to persons or property caused by any defect therein, nor shall the City be held as assuming such liability by reason of the inspection or re-inspection authorized herein or the certificate of approval issued as herein provided, or by reason of the approval or disapproval of any equipment authorized herein.

Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section 90-2 Applicability: The provisions of this Code shall apply to the installations and equipment within, on, or around public and private buildings, or other structures, including mobile homes, recreational vehicles, floating buildings, and other premises such as yards, carnival, parking, and other lots and industrial substations.

Including:

1. Installation of conductors that connect to the supply of electricity.
2. Installation of other outside conductors on the premises.
3. Installation of optical fiber cable.
4. Certain low voltage installations.

It is the intent that this Code covers all premises wiring or wiring other than utility owned metering equipment, on the load side of the service point of buildings, structures, or any other premises not owned or leased by the utility. Also, it is the intent that this Code covers installations in buildings used by the utility company for purposes such as office buildings, warehouses, garages, machine shops, and recreational buildings which are not an integral part of a generating plant, substation, or control center.

This Code shall not cover:

1. Installations in ships, watercraft other than floating buildings, railway rolling stock, aircraft, or automotive vehicles other than mobile homes and recreational vehicles.
2. Installations underground in mines.
3. Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communication purposes.
4. Installations of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for such installations.
5. Installations under the exclusive control of electric utilities for the purpose of communication, or metering, or for the generation, control, transformation, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property.

Matters Not Provided For: Any requirements essential for the safe operation of any appliance or electrical system not specifically provided for by this Code shall be determined by the Electrical Official.

Continuation of Unlawful Use: It shall be unlawful to install, extend, alter, repair, or maintain electrical systems in or adjacent to buildings except in conformity with this Code.

Section 90-3 Existing Electrical Systems:

Application: This Code shall apply to existing electrical systems described in this Section.

1. Electrical systems in a building occupied for occupancies or uses other than those for which it was occupied at the time this Code became applicable.
2. Electrical systems in a building moved as specified in Section 90-6.

Additions or Alterations: Any addition or alteration, regardless of cost, made to an electrical system shall be made in conformity with applicable regulations of this Code. Where additions or alterations subject parts of existing systems to loads exceeding those permitted herein, such parts shall be made to comply with this Code.

Existing Use Continued: Except as otherwise provided in this Code a provision in this Code shall not require the removal, alteration, or abandonment of, nor prevent continued use of, an existing electrical system; provided the system conforms with the codes in existence at the time of its installation.

Section 90-4 Repairs and Maintenance:

Maintenance: All electrical systems, both existing and new, and all parts thereof shall be maintained in a safe condition. All devices or safeguards which are required by this Code shall be maintained in good working order.

Owner Responsibility: The owner or the owner's designated agent shall be responsible for the maintenance of electrical systems.

Section 90-5 Demolition: No building or structure shall be demolished until the electrical service has been properly terminated by the utility company. The Electrical Official may require notification of termination, in writing from the utility company.

Section 90-6 Moved Structures: The electrical systems in a building or structure which is to be moved or relocated must comply with the minimum requirements for rewiring existing construction before such building may be occupied, (See Section 120.2 B, C, D, & E).

Section 90-7 Approval:

It shall be unlawful for any person to use any electrical device, apparatus, wiring material, or current limiting device of any kind that does not meet the Standards of Underwriters Laboratories or other approved testing laboratories, listed in Chapter 35 of the 2021 International Building Code, Entitled: Referenced Standards, as to safety and adequacy.

The Electrical Official may waive specific requirements in this Code or permit alternate methods, where it is assured that equivalent objectives can be achieved by establishing and maintaining effective safety.

This Code may require new products, constructions, or materials which may not yet be available at the time the Code is adopted. In such event, the authority having jurisdiction may permit the use of the products, construction, or materials which comply with the most recent previous edition of this Code adopted by this jurisdiction.

Research and Investigations: The Electrical Official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly, and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, its use may be approved subject to the requirements of this Code. The costs of all tests, reports, and investigations required under these provisions shall be paid by the applicant.

Special Permission: The authority having jurisdiction for enforcing this Code may grant exception for the installation of conductors and equipment not under the exclusive control of the electric utilities and used to connect the electric utility supply system to the service-entrance conductors of the premises served, provided such installations are outside a building or terminate immediately inside a building wall.

Accepted Industry Practice: In the absence of provisions not specifically contained in this Code or approved rules, accepted industry practice in respect to material, equipment, or method of installation will serve as the standard for enforcement by the Electrical Official governing electrical installations.

Section 90-8 Electrical Official:

General: The Electrical Inspector of the Building Safety Division of the Department of Community Development Services of the City of Urbana shall be designated the Electrical Official for the purposes of this Code.

Relief from Personal Responsibility: The Electrical Official, officer or employee charged with the enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of Official duties. Any suit instituted against any officer or employee because of an act performed

by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Official or any subordinate shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any officer of the Office of Electrical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section 90-9 Duties and Powers:

General: The Electrical Official shall enforce all the provisions of this Code relative to the installation, alteration, repair, maintenance, or operation of all electrical systems, devices, and equipment, except as may otherwise be specifically provided for by other requirements or as provided in the following sections.

The provisions of this Code may be modified or waived by special permission, by the Electrical Official where such permission is allowed by a section in this Code.

Application and Permits:

1. The Electrical Official shall receive applications and issue permits for the installation and alteration of electrical systems and equipment.
2. The Electrical Official shall have the authority to deny issuance of an electrical permit to an applicant who is delinquent in obtaining inspections as required in Section 90-16 or delinquent in compliance with notices and orders.

Notices and Orders: The Electrical Official shall issue all necessary notices or orders to remove illegal or unsafe equipment or require repairs or replacement of such equipment.

Inspections: The Electrical Official shall make all the required inspections, or may accept reports of inspection by approved services or individuals.

Rule Making Authority: The Electrical Official shall have power as may be necessary in the interest of public safety, health, and general welfare to adopt and promulgate rules and regulations to interpret and implement the provisions of this Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving working stresses or fire protection requirements specifically provided in this Code, or of violating approved engineering practice involving public safety.

The Electrical Official is hereby empowered to attach to electrical cabinets and equipment, any Official notice or seal to prevent or permit use of electricity and it shall be unlawful for any other person to put or attach such seal or notice, or to break, change, destroy, tear, mutilate, cover, relocate, or otherwise deface or injure any such official notice or seal posted or duly signed by the Electrical Official.

Section 90-10 Permits:

The Electrical Official shall examine or cause to be examined all applications for permits and amendments thereto within a reasonable time after filing. If the application or the plans do not conform to the requirements of all pertinent laws, such application shall be rejected. If the Electrical Official is satisfied that the proposed work conforms to the requirements of this Code and all laws and ordinances applicable thereto, a permit shall be issued as soon as practical.

1. No electrical equipment or system shall be altered or installed without first obtaining an electrical permit.

EXCEPTION: A permit shall not be required for minor electrical repairs (involving no new work, alterations, or change whatever) that are necessary and incident to the maintenance only in good condition of an established plant, installation or system of wiring. However, this exception does not permit the installation of any new circuits or the extension of any circuits already installed.

Application for Permits: Application for an electrical permit shall be made on forms prepared and provided by the Electrical Official.

Persons Applying: Applications for electrical permits shall be made only by those persons qualified, as defined by this Code, to perform electrical work.

In no case shall anyone apply for a permit to do work which they are not authorized by the owner or owner's agent to perform.

Plans and Specifications: The application for the permit shall be accompanied by specifications and plans drawn to scale, with sufficient clarity and detail dimension to show the nature and character of the work to be performed. When quality of materials is essential for conformity to this Code, specific information shall be essential for conformity to this Code, specific information shall be given to establish such quality; and this Code shall not be cited, or the term "legal" or its equivalent to be used, as a substitute for specific information. The Electrical Official may waive the requirement for filing plans when the work involved is of a minor nature.

Revocation: The Electrical Official may revoke a permit or approval issued under the provisions of this Code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.

Suspension: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

Section 90-11 Conditions of Permit:

Qualifications of Contractors: Except as indicated in Section 90-12 herein, electrical permits shall be issued only to contractors licensed by the City of Urbana to perform such work.

Payment of Fees: A permit shall not be issued until the fees prescribed in Chapter 14 (licenses and permits) of the Urbana Code of Ordinances are submitted.

Code Compliance: The permit shall be authorization to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of this Code, except as specifically stipulated by approved modification as described in the application.

Permit Compliance: All work shall conform to the approved application and plans for which the permit has been issued, and any approved amendments thereto. Modifications or changes in the work shall not be made without first obtaining approval from the Electrical Official and paying any additional required fees.

Not Transferable: Permits are not transferable. A permit shall be valid only to the party authorized to do the work as indicated on the application and any bona fide employees, as allowed by this Code.

Annual Permits: The Electrical Official may issue annual permits under the following conditions:

1. Application shall be made annually in a form approved by the Electrical Official.
2. No permits shall be issued until the proper fees have been paid.

3. The application for an annual permit shall include the name of the supervising electrician that is to be responsible for the work. The electrical inspector shall be notified prior to any change in the supervising electrician. The supervising electrician shall be licensed as required in this Code.
4. Work performed under the annual permit shall be limited to minor installations or alterations. Separate electrical permits shall be obtained for major changes in electrical equipment or apparatus, changes in service, relocation of major pieces of equipment or high voltage devices and/or electrical remodeling of areas or spaces including changes in lighting.
5. An annual permit shall be issued only to those businesses, companies, or corporations which use qualified people in modifications and equipment changes. Annual permits may be issued to cover malls, hospitals, factories, and other organizations which have employees for the full-time and constant maintenance and repair of electrical systems.
6. The annual permit shall specify each and every building location or premises where work is to be performed along with the name of the designated supervising electrician.
7. The designated supervising electrician shall maintain a log of all work performed during each month for which the permit was issued. This log shall list the type and location of all work performed under the annual permit. Work not listed on the log and all major electrical work shall require a separate electrical permit. The designated supervising electrician shall update and maintain the log for review by the Electrical Official.
8. Any person violating any of the provisions of this article applicable to annual electrical permit certificates shall be subject to the penalties provided and in addition thereto, the annual electrical permit certificate issued to such person shall be revoked by the Electrical Inspector in writing to the party involved, and any unexpired fee therein shall be retained by the City, provided however, that revocation by the Electrical Official shall be subject to appeal to the Building Safety Code Board of Appeals.

Section 90-12 Registration of Electrical Contractors:

Permits for electrical work shall be issued only to registered electrical contractors as defined herein.

EXCEPTION: Permits may be issued to the owner/occupant of a single-family dwelling used exclusively for living purposes, including the usual accessory buildings to perform electrical work in said dwelling, provided the person is a bona fide owner of such dwelling and that the same will be occupied by the owner for at least one year, and the owner shall personally purchase all material and perform all labor in connection therewith, and provided that all workmanship, methods, and materials shall meet the requirements of this article.

Contractors shall become registered by applying to the Electrical Official. Upon satisfactory compliance with this section, the Electrical Official shall issue a Certificate of Registration authorizing the applicant to engage in such business during the fiscal period for which it is issued.

1. Applications for registration of an electrical contractor shall not be taken unless submitted with the proper fee, as prescribed in Chapter 14 (Licenses and Permits) of the Urbana Code of Ordinances.
2. Assurances Required: Registration as required above shall require filing with the Electrical Official a statement that such contractor shall restore the city streets, alleys, sidewalks, parking, and all other city property to as good a condition as the same were before such contractor disturbed such for work performed by the contractor.
3. Applications: Registration shall require completion of the application upon the form approved by the Electrical Official.

4. The application shall specify the supervising electrician(s) responsible for the performance and/or supervision of any and all electrical work to be performed as authorized by a permit obtained by the applicant.
5. In the event of any change or termination of the Supervising Electrician, the registered electrical contractor shall have thirty days in which to apply for revision of registration or to have another registered electrical contractor apply for a permit and to complete the unfinished work.
6. Any electrical contractor properly licensed in any other jurisdiction, where the licensing requirements of said other jurisdiction are deemed equivalent to Urbana requirements by the Electrical Official, who wishes to perform permit-required work in Urbana, shall submit an application along with proof of current license and the fee prescribed for reciprocal registration as prescribed in Chapter 14 of the Urbana Code of Ordinances. If reciprocal registration is denied, the applicant may either successfully complete the licensing requirements of a supervising electrician in Urbana or an appeal may be made within seven days of receipt of denial to the Building Safety Code Board of Appeals. The Building Safety Code Board of Appeals shall either confirm or deny registration by a majority vote.
7. Certificates of registration shall expire on the 30th day of June following issuance. Application for renewal shall be made by submitting the proper fee and by submitting any changes to the original application on or before 30 days after the date of expiration. Failure to renew registration July 31 shall require submission of a new application and double the prescribed fee. Any renewal or re-registration which has been expired, revoked, suspended, or otherwise invalid for a period longer than 90 days shall require re-examination of the supervising electrician.
8. Performance of permit-required electrical work without a valid registration as an electrical contractor in Urbana shall be deemed a violation of this Code.
9. Any false statement on the application for registration shall constitute fraud, and cause the registration to be null and void.
10. If in the opinion of the Electrical Official any electrical contractor registered under this Code shall have willfully or repeatedly violated any of the provisions of this Article, the Electrical Official shall refer written charges against such offending registered electrical contractor to the Building Safety Code Board of Appeals. Upon the receipt of such written charges, the Building Safety Code Board of Appeals shall within fourteen (14) calendar days after majority vote of those present, determine whether or not such registered electrical contractor's license shall be suspended or revoked by the City. In no event may a suspension exceed six (6) months. The Electrical Inspector shall keep a suitable record of all registrations issued and a suitable record of all suspensions or revocations by the Board.

Section 90-13 Approval of the Supervising Electrician:

Before any permit to install or alter electrical work shall be issued to any person entitled to secure permits under this Section, such person shall appoint or employ a person, who may be himself/herself, or some other person, for the purpose of the electrical regulations of this Article, who shall be known as the supervising electrician.

1. The supervising electrician shall be employed on a full-time basis with the electrical contractor.

The supervising electrician shall be on-site or with-in 100 miles during all electrical installations.

The supervising electrician shall be available for any and all inspections if requested by the Electrical Official.

The supervising electrician shall have had at least four (4) years or eight thousand (8,000) hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment, and apparatus, or an experience equivalent thereto. Applicants shall furnish the names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this Section shall be required to pass the National Standard Master Electrician Examination to be administered by the International Code Council. Said applicant shall pay any examination fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration without restrictions upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Any person denied status as a supervising electrician by the Electrical Official may appeal the denial to the Building Safety Code Board of Appeals. The Board, following a hearing of evidence, shall confirm or reverse the Electrical Official's decision by a majority vote of those members present.

Re-examinations shall be administered by the International Code Council. Said applicant shall pay any examination fees required by the International Code Council. Applicants may re-examine at the earliest allowable time as established by the International Code Council.

The Electrical Official may limit the size, scope, and type of electrical work which the supervising electrician shall be authorized to perform. Applicants seeking to obtain a restricted/limited registration as described in this section shall be required to have had at least two years or 4000 hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment and apparatus, or an experience thereto. Applicants shall furnish names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this section shall be required to pass the National Standard Residential Electrician Exam to be administered by the International Code Council. Said applicant shall pay any exam fees required by the International Code Council. Such fees are in addition to the registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration with restrictions/limitations upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Such restrictions/limitations shall be based upon the applicant's experience, technical education, and successful performance on the National Standard Residential Electrician Exam. Such limitations shall be recorded on the Certificate of Registration(s) and shall authorize said supervising electrician to perform electrical work as follows:

1. One- and Two-Family detached dwelling electrical work.
2. Sign installations and neon lighting.
3. Apartment buildings.
4. Air conditioning and heating installations limited to residential use.

The Electrical Official may limit the size, scope, and type of electrical work which the supervising electrician shall be authorized to perform. Applicants seeking to obtain a restricted/limited registration as described in this section shall be required to have had at least two years or 4000 hours experience in the installation, alteration, repair, and maintenance of electrical wires, equipment and apparatus, or an experience thereto. Applicants shall furnish names and addresses of former employers, periods of time employed, and in what capacity. Proof of such service shall be furnished in a manner satisfactory to the Electrical Official. Every applicant provided for in this section shall be required to pass the National Standard Maintenance Electrician Exam to be administered by the International Code Council. Said applicant shall pay any exam fees required by the International Code Council. Such fees are in addition to the

registration fee required by the City of Urbana upon said applicant's successful completion of the examination process. Successful applicants shall be issued a certificate of registration with restrictions/limitations upon payment of the registration fees prescribed in Chapter 14 of the Urbana Code of Ordinances. Such restrictions/limitations shall be based upon the applicant's experience, technical education, and successful performance on the National Standard Maintenance Electrician Exam. Such limitations shall be recorded on the Certificate of Registration(s) and shall authorize said supervising electrician to perform electrical work as follows:

1. Limited to facility where employed
2. Commercial/industrial electrical maintenance
3. Circuit installation not exceeding 60amp
4. Motor control wiring
5. HVAC installations not exceeding 60amp
6. Sign installations

Appeals of limitations shall be treated the same as an appeal of denial as described in Section 90-13(B) of this Code.

Section 90-14 Registration of Electronic Fire Protection Contractors:

A permit shall be required for the installation of electronic fire protection systems, low voltage or otherwise, including all fire alarm systems and electronic supervising components of fire suppression systems.

Contractors who install and/or maintain electronic fire protection systems shall be registered electrical contractors as prescribed in Section 90-12 or shall be registered as Electronic Fire Protection System Contractors.

The Electrical Official shall issue registrations as Electronic Fire Protection Systems Contractors (EFPSC) upon submittal of an application for registration along with proof of a valid State of Illinois license to perform such work. The application shall include the supervising electrician who shall, at a minimum, be approved for the installation of fire alarms.

Section 90-15 Fees:

Fees for permits, testing, licensing, and inspections shall be as prescribed in Chapter 14, (Licenses and Permits), of the Urbana Code of Ordinances.

Section 90-16 Inspections:

All work and equipment for which a permit is obtained under this Code shall be inspected and approved by the Electrical Official. Any portion of work intended to be concealed by any permanent portion of the building or by site work shall not be concealed until inspected and approved by the Official. When installation of any equipment is complete, a final inspection shall be made. Equipment regulated by this Code shall not be connected to the power supply and placed in normal operation until it complies with all applicable requirements of this Code, and a final inspection has been completed.

The Electrical Official may order the uncovering of any work which has been concealed and which may prevent reasonable inspection. The uncovering and subsequent repair work shall be performed at the owners of the buildings' expense and the Electrical Official shall not be held responsible for the failure of the permit holder to have the work inspected.

Inspection of Annual Permits

1. The Electrical Official shall make periodic inspections of sites where work is authorized by an annual permit.
2. The possessor of a valid annual electrical permit shall be responsible for maintaining a log of work and for assisting the Electrical Official in determining the work performed, within reasonable limits.

Concealment: No wiring shall be concealed prior to inspection and approval. It shall be the responsibility of the contractor to request inspections as required, also to arrange for entrance to a building, and provide for removal of covers, devices, etc., as is necessary for inspection.

Final Inspection: Upon completion of the electrical work and before final approval is given, the Electrical Official shall inspect the work and observe the final test to insure compliance with the requirements of this Code.

Right of Entry: In the discharge of duties, the Electrical Official or an authorized representative shall have the authority, subject to applicable law, to enter at any reasonable hour any building, structure, or premises in the city limits of Urbana, to enforce the provisions of this Code.

Section 90-17 Workmanship: All work shall be conducted, installed, and completed in a workmanlike and approved manner so as to secure the results intended by this Code.

Section 90-18 Electrical Power Supply: It shall be unlawful for any individual, partnership, corporation, group, or association to supply electricity to any electrical equipment if a permit is required for its installation unless such connection has been authorized by the Electrical Official. It shall be unlawful to make connections to equipment that has been disconnected or ordered disconnected by the Electrical Official.

Section 90-19 Emergency Disconnections: Any person owning or controlling electric wires or apparatus for the transmission of light, heat, or power shall in case of emergency, upon the request of any official of the Fire Department or the Electrical Official disconnect such wires or apparatus as may be designated by such Official.

Section 90-20 Correction/Abatement of Hazards: When any electrical work is found by the Electrical Official to be dangerous to persons or property because it is defective or improperly installed, the person responsible for the electrical system shall be notified by the Electrical Official in writing, and required to make the necessary correction within the time specified in such written notice, and if the person shall fail to make these required corrections, the Electrical Official shall have the power and authority to disconnect or order the discontinuance of electrical service to the electrical equipment or to the entire structure; provided, upon receipt of such written notice from the Electrical Official, the person named as responsible therein shall have the right to submit an appeal to the Building Safety Code Board of Appeals if submitted within three (3) calendar days from receipt of such written notice, provided however, that the Electrical Official shall have the authority to require immediate corrections or to order the disconnection of any electrical device or system which, in the Electrical Official's opinion, shall constitute a fire hazard or shall otherwise be unsafe to the occupants of the building.

Section 90-21 Stop Work Orders:

Notice to Stop Work: Upon notice from the Electrical Official that work on any building, structure, or premises is being conducted contrary to the provisions of this Code or in an unsafe or dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. It shall state the conditions under which electrical work may be resumed.

Unlawful Continuance: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be a violation of this Code.

Section 90-22 Violations:

Unlawful Acts: It shall be unlawful for any person, firm, or corporation to erect, construct, alter, repair, remove, demolish, or operate electrical equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.

Notice: The Electrical Official shall serve a notice of violation or order on the person responsible for the extension, repair, removal, demolition, or operation of electrical equipment or systems in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair electrical equipment or systems in violation of an approved plan or directive of the Electrical Official, or of a permit issued under the provisions of this Code, shall be subject to the penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Service: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 90-23 Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Article 120 entitled, "General Rules for Electrical Installations" is added and reads as follows:

Article 120 General Rules for Electrical Installations

Section 120-1 Application: The following rules shall apply to all electrical work and materials within the corporate limits of Urbana, Illinois, and shall apply specifically where other requirements in this Code conflict or are less stringent.

Section 120-2 Requirements for Rewiring Existing Residences:

For the purpose of this Section, installation of a new service to increase the ampacity shall constitute a service upgrade and require no other rewiring. A service upgrade shall be subject to the requirements of Section 120-B and 120-2E. Changing out the same size panel (ampacity) does not constitute a service upgrade or rewire. Application for a permit for a service upgrade and rewire shall be subject to the requirements of Sections 120-2B, 120-2C, and 120-2-D.

The residence shall meet the requirements of the latest adopted edition of the Property Maintenance Code, except as amended in this section.

Service: The size and usage of appliances and equipment shall be used as the basis for determining the need for additional facilities in accordance with the latest adopted edition of this Electrical Code. The minimum allowable service capacity shall be 100 Ampere, minimum 20 circuit, three wire, 120/240 volt. Panel locations shall meet the requirements of the NEC.

EXCEPTION: New panels may be located in the original panel location when located over readily moveable appliances or equipment with prior approval of the Electrical Official.

Electrical System Hazards: All unsafe conditions shall be disclosed to the owner by the electrical contractor and corrected prior to inspection. The following items are declared to be hazardous and it shall be unlawful to create, maintain or permit the same to exist.

1. Conductors or devices carrying electrical energy in excess of the approved rated capacity.
2. Electrical wiring of all types, not supported in an approved manner (existing wiring will be allowed to remain on the bottom of floor joists in basements if secured at appropriate intervals to eliminate sagging.)
3. Splices unenclosed in approved boxes other than knob and tube wiring inside walls and attics.
4. The absence of, or use of unapproved connectors for splices and termination into boxes or cabinets.
5. Exposed fuse blocks or cleat type lighting fixtures.
6. Defective wiring that is damaged or with deteriorated insulation.
7. Flexible cords, commonly known as lamp or extension cords, used as a substitute for fixed permanent wiring; where run through or behind walls, ceilings, baseboards, doorways, windows, and floors or where attached to building surfaces such as walls, ceilings, floors and baseboards.
8. The use of the grounded circuit conductor (neutral conductor) used for grounding, except where allowed by NEC 250-142(B), for such listed appliances as stoves, ovens, cook-tops, and clothes dryers.
9. Broken porcelain luminaires or cord type luminaires with frayed or deteriorated insulation.
10. Boxes or conduits with excessive number of conductors.
11. Knob and tube wiring in areas other than inside walls or attics that are subject to physical damage (run exposed on walls, ceilings below 7 feet 6 inches, and below floor joists in basements).
12. Broken receptacles or switches and receptacles with inadequate tension.
13. Missing or broken cover plates.
14. Overloaded circuits and inadequate circuit distribution as determined by the Electrical Official. Any unsafe conditions other than those specifically noted.

Section 120.3 Additional Load on Existing Service:

It shall be the responsibility of the contractor or other authorized person adding additional circuits or equipment to existing services to determine beforehand if the service is of sufficient size and capacity to carry such additional load as determined by 2020 National Electrical Code, Article 220.83 and according to the rules established under other Sections of this Article, and if not, it shall be unlawful to make the addition until the service has been increased to required size.

New residential service capacity shall not be less than one hundred ampere, three wire, 120/240 volt for new residences and service upgrades.

Secs. 5-54 - 5-60. Reserved.

ARTICLE VII – PLUMBING CODE

Sec. 5-61. Adoption of the CURRENT Illinois Plumbing Code and the 2021 International Plumbing Code. The provisions of the CURRENT Illinois Plumbing Code and the International Plumbing Code are hereby adopted as the Plumbing Code of the City of Urbana, and apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances. And terms of the said Plumbing Code are hereby referred to, adopted and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-63.

Sec. 5-62. Effect of State Law. The adoption of the 2021 International Plumbing Code herein pursuant to home rule powers is not intended to negate the Illinois Plumbing Code on the same subject except insofar as the article imposes a more stringent requirement or standard than the Illinois Plumbing Code. The code that provides the greater protection to the public's safety, health, and property shall apply.

Sec. 5-63. Additions, Modifications, Deletions, and Substitutions. The following administrative requirements for Plumbing work and permitting apply:

Section P-101.1 entitled, "Title," is amended to read as follows:

Section P-101.1 Title: These regulations along with the Illinois Plumbing Code shall be known as the Plumbing Code of the City of Urbana. Any and all references in the Building Code or any other ordinances of the City of Urbana which reference a plumbing code shall reference these codes, hereinafter referred to as "this Code."

Section P-103.1 entitled, "General," is amended to read as follows:

Section P-103.1 General: The term "Code Official," as used in this Code, shall refer to the Plumbing/Mechanical Official.

Section P-106.6 entitled, "Fees," is amended and reads as follows:

Section P-106.6 Fees: The application for a plumbing permit shall be submitted along with the prescribed fees as published in Chapter 14, (licenses and fees) of the Urbana Code of Ordinances.

Section P-106.7 entitled, "Separate Permits Required," is added and reads as follows:

Section P-106.7 Separate Permits Required: A permit shall authorize plumbing work to be performed at only one address. Each structure, building, parcel, or address shall require a separate permit.

Section P-106.8 entitled, "Private Sanitary Disposal Permits," is added and reads as follows:

Section P-106.8 Private Sanitary Disposal Permits: A permit for a private sanitary disposal system shall not be issued by the City until proper approval and the required permits have been obtained as required by state law and Chapter 24 of the Urbana Code of Ordinances.

Section P-106.7 entitled, "Excavation Permit," is added and reads as follows:

Section P-106.7 Excavation Permit: A permit for work within the right-of-way and/or for the connection of any storm or sanitary sewer to a public system shall not be issued until approval from the City Engineer has been documented.

Section P-106.5.1 entitled, "Permit Denial," is added and reads as follows:

Section P-106.5.1 Permit Denial: The Plumbing/Mechanical Official shall have the authority to deny issuance of a plumbing permit to any applicant who is delinquent with respect to permits and notices previously issued to applicant.

Section P-107.8 entitled, "Waste Retention and Disposal" is added and reads as follows:

Section P-107.8 Waste Retention and Disposal: The Plumbing/Mechanical Official shall have the authority, subject to applicable law, to inspect at any reasonable time, any waste separator, serving any structure, to ensure that proper waste retention and disposal operations are being maintained.

Section P-108.2.1 entitled, "Service of Notices" is added and reads as follows:

Section P-108.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section P-108.4 entitled, "Penalties," is amended and reads as follows:

Section P-108.4 Violation Penalties: Any person who violates any provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, install, or repair plumbing equipment or systems in violation of this Code shall be subject to the penalties as prescribed in Section 1-10 of the Urbana Code of Ordinances. Each day that a violation continues shall be deemed a separate offense.

Section P-108.5 entitled, "Stop Work Orders," is amended and reads as follows:

Section P-108.5 Stop Work Orders: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Section P-109.1.1 entitled, "Building Safety Code Board of Appeals," is added and reads as follows:

Section P-109.1.1 Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals as detailed in Article III of this adopting ordinance.

Sections P-109.2 through P-109.7 are deleted.

Section P-202 General Definition of "Plumbing/Mechanical Official" is added and reads as follows:

Plumbing/Mechanical Official: Wherever the terms "Code Official," "Administrative Authority," or "Plumbing Official" are used in this Article or in codes and standards referenced by this Article, they shall be held to mean the Plumbing/Mechanical Official of the Building Safety Division of the City of Urbana, Illinois, Community Development Services Department.

Section P-301.8 entitled, "Residential," is added and reads as follows:

Section P-301.8 Residential: One- and Two-Family homes for which a building permit for initial construction is issued after July 1, 1994, with levels below grade which are provided with plumbing fixtures or drains must have overhead discharge and no gravity discharge to the sewer system.

Section P-301.9 entitled, "Public Systems Available," is amended and reads as follows:

Section P-301.9 Public Systems Available: A public water supply or public sewer system shall be considered available to a building when the building is located within 100 feet of the public water main or sewer.

Secs. 5-64 - 5-70. Reserved.

ARTICLE IX – MECHANICAL CODE

Sec. 5-71. Adoption of the 2021 International Mechanical Code. The 2021 International Mechanical Code, as published by the International Code Council, is hereby adopted as the mechanical code of the City of Urbana, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said 2021 International Mechanical Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes prescribed in Section 5-73 of this Article.

Sec. 5-72. Effect of State Law. The adoption of the 2021 International Mechanical Code herein pursuant to home rule powers is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute.

Sec. 5-73. Additions, Deletions, Modifications, and Amendments. The following sections of the 2021 International Mechanical Code, are amended and/or changed as defined in this Article, as follows:

Section M-101.1 entitled, "Title," is amended to read as follows:

Section M-101.1 Title: This code shall be known as the Mechanical Code of the City of Urbana, Illinois, hereinafter referred to as the Mechanical Code, or "this Code".

Section M-103.1 entitled "General," is amended to read as follows:

Section M-103.1 General: The term "Code Official" as used in this code, shall refer to the Plumbing/Mechanical Official. The Plumbing/Mechanical inspector-of the Building Safety Division of the Department of Community Development Services of the City of Urbana shall be designated the Mechanical Official for the purposes of this Code.

Section M-106.3.4 entitled, "Separate Permits Required," is added and reads as follows:

Section M-106.3.4 Separate Permits Required: A permit shall authorize mechanical work to be performed at only one address. Each structure, building, parcel, or address shall require a separate permit.

Section M-106.4.5.1 entitled, "Permit Denial," is added and reads as follows:

Section M-106.4.5.1 Permit Denial: The Plumbing/Mechanical Official shall have the authority to deny issuance of a mechanical permit to any applicant who is delinquent with respect to permits and notices previously issued to applicant.

Section M-106.5.2 entitled, "Fee Schedule," is amended to read as follows:

Section M-106.5.2 Fee Schedule: The fees for all mechanical work shall be as prescribed in Chapter 14 in the Urbana Code of Ordinances.

Section M-106.5.3 entitled "Fee Refunds" is DELETED.

Section M-107.4 entitled "Approval," is DELETED.

Section M-108.2.1 entitled "Service of Notices," is added and reads as follows:

Section M-108.2.1 Service of Notices: Such notice shall be deemed to be properly served, where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section M-108.4 entitled, "Violation Penalties," is amended to read as follows:

Section M-108.4 Violation Penalties: Any person who violates any provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair mechanical equipment or systems in violation of this Code shall be subject to the penalties as prescribed in Section 1-10 of the Urbana Code of Ordinances. Each day that a violation continues shall be deemed as a separate offense.

Section M-108.5 entitled, "Stop Work Orders," is amended to read as follows:

Section M-108.5 Stop Work Order: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties prescribed in Section 1-10 of the Urbana Code of Ordinances.

Section M-109.1.2 entitled, "Building Safety Code Board of Appeals," is added and reads as follows:

Section M-109.1.2 Building Safety Code Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Sections M-109.2 entitled, "Membership of Board," through M-109.7 entitled, "Court Review," are deleted.

Section M-202 entitled, "Code Official," is added and reads as follows:

Section M-202 Code Official: Wherever the terms "Code Official," "Authority Having Jurisdiction," or "Administrative Authority," are used, (in this Code or in referenced codes and standards), they shall be held to mean the Plumbing/Mechanical Official of the Building Safety Division of the City of Urbana, Community Development Services Department.

Section M-301.6(1) entitled, "Fuel-Burning Equipment," is added and reads as follows:

Section M-301.6(1) Fuel-Burning Equipment: All fuel-burning heating equipment, both newly installed and existing, shall be equipped with an approved supervised pilot/ignition assembly (flame safeguard).

Section M-303.3(6) entitled, "Sleeping Rooms," is added and reads as follows:

Section M-303.3(6) Sleeping Rooms: Gas-fired or liquid fuel-fired equipment and appliances shall not be made accessible from sleeping rooms, bathrooms or any habitable rooms with doors normally kept closed unless otherwise approved by the Code Official.

Section M-304.13 entitled, "Equipment on Roofs," is added and reads as follows:

Section M-304.13 Equipment on Roofs and in attics: A roof or attic on which mechanical equipment is to be installed shall be capable of supporting the additional weight and dynamic action loads.

Section M-313 entitled, "Furnaces and Heaters," is added.

Section M-313 Furnaces and Heaters

Section M-313.1 entitled, "Heat Exchangers," is added and reads as follows:

Section M-313.1 Heat Exchangers: Forced air and gravity furnace heat exchangers shall not be repaired unless approved by the Code Official.

Section M-313.2 entitled, "Floor Furnaces," is added and reads as follows:

Section M-313.2 Floor Furnaces: The installation of floor furnaces is prohibited in all occupancies.

Section M-313.3 entitled, "Dwelling Heating," is added and reads as follows:

Section M-313.3 Dwelling Heating: Wall furnaces, through-the-wall heaters, and space heaters shall not be installed as a central heating system. Such equipment shall not serve as the primary source of heat in a dwelling unit unless otherwise approved by the Code Official.

Section M-313.4 entitled, "Direct Fired Heaters," is added and reads as follows:

Section M-313.4 Direct Fired Heaters: Direct gas-fired heaters may be installed only in occupancies of Use Group H, S, or F, unless otherwise approved by the Code Official.

Section M-403.1.1 entitled, "Negative Pressure," is added and reads as follows:

Section M-403.1.1 Negative Pressure: Ventilation and exhaust systems shall be designed and installed so that negative pressure from the ventilation system cannot adversely affect the flues, vents, chimneys, or combustion air supply for fuel-burning equipment.

Section M-403.2.3 entitled, "Return Air," is added and reads as follows:

Section M-403.2.3 Return Air: Air from any boiler/furnace room, bath/toilet room, kitchen, trash room, janitor closet, garage, storage room, dissimilar occupancy, different dwelling, or any room containing toxic, flammable, corrosive, radioactive, contaminants, offensive odors, or pathogenic materials shall not be recirculated.

Section M-603.5 entitled "Nonmetallic ducts" is amended to read as follows:

Section 603.5 Nonmetallic ducts: Nonmetallic ducts shall be construction with Class 0 or Class 1 duct material in accordance with UL 181. . The maximum air temperature within

nonmetallic ducts shall not exceed 250°F (121°C). Fibrous glass air ducts (duct board) are **not** permitted in any use group.

Section M-603.9 entitled "Joints, seams and connections" is amended to read as follows:

Section 603.9 Joints, seams and connections: All longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards – Metal and Flexible and . All joints, longitudinal and transverse seams and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Closure systems used to seal ductwork listed and labeled in accordance with UL 181A shall be marked "181A-P" for pressure-sensitive tape, "181 A-M" for mastic or "181 A-H" for heat-sensitive tape. Closure systems used to seal flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181B-FX" for pressure-sensitive tape or "181B0M" for mastic. Duct connections to flanges of air distribution system equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked "181B-C." Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions. Unlisted duct tape is not permitted as a sealant on any metal ducts.

EXCEPTION: Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Section M- 901.2.2(1) entitled, "Gas Log Lighters," is added and reads as follows:

Section M-902.2(1) Gas Log Lighters: Gas log lighters are PROHIBITED.

Section M-901.2.2(2) entitled, "Gas Logs," is added and reads as follows:

Section M- 901.2.2(2) Gas Logs: Gas logs shall be listed by a nationally recognized testing laboratory and shall be approved by the Code Official. When a gas log is installed in a fireplace, the fireplace damper shall be permanently removed.

Section M-917.1.1 entitled, "Commercial Equipment," is added and reads as follows:

Section M-917.1.1 Commercial Equipment: Commercial cooking equipment, (other than single-family dwelling), and other commercial/industrial gas-fired equipment shall be connected with approved, listed, commercial type, fuel gas hose connectors.

EXCEPTION: Large equipment which cannot easily move or vibrate may be connected with rigid pipe.

Section M-917.1.2 entitled, "Coupler Valves," is added and reads as follows:

Section M-917.1.2 Coupler Valves: Gas-fired equipment which is easily or routinely moved, or is equipped with wheels or casters shall be equipped with an approved (quick-disconnect) coupler valve.

Secs. 5-74 - 5-80. Reserved.

ARTICLE IX – PROPERTY MAINTENANCE CODE

Sec. 5-81. Adoption of the 2021 International Property Maintenance Code. The 2021 International Property Maintenance Code, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Urbana, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said 2021 International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-83.

Sec. 5-82. Effect of State Law. The adoption of the 2021 International Property Maintenance Code herein, pursuant to home rule powers, is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute. The standards referenced in this Code and listed in Chapter 8-Referenced Standards of the 2021 International Property Maintenance Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions which afford the greatest degree of life safety shall apply.

Sec. 5-83. Additions, Deletions, Modifications, and Amendments. The following sections and subsections of the ICC 2021 International Property Maintenance Code, are amended and/or revised as defined in this Article, as follows:

Section PM- 101.1 entitled "Title," is amended to read as follows:

PM- 101.1 Title: This Code (as amended) shall be known as the Property Maintenance Code of the City of Urbana, Illinois hereinafter referred to as the Property Maintenance Code, or "this Code".

Section PM-104.1 Fees is amended to read as follows:

PM-104.1 Fees Applicable: fees are prescribed in Chapter 14, (Licenses and Permits) of the Urbana Code of Ordinances.

Section PM-105.2.2 entitled "Nonconforming Conditions," is added and reads as follows:

PM-105.2.2 Nonconforming Conditions: If additional nonconforming conditions are encountered during the course of any approved alteration or repair which were not considered or known initially, the Code Official shall have the authority to require compliance with this code of such additional conditions. The determination of what is necessary to bring such conditions into compliance shall take into consideration the use of alternatives and/or equivalent approaches as provided for in this Code.

Section PM-107.1.1 entitled "Variations," is added and reads as follows:

PM-107.1.1 Variations: The Building Safety Board of Appeals as detailed in Article III shall have the power and shall be charged with the duty to hear and decide requests for specific variations in the application of any provisions of this Code and any provision for existing buildings in the Building Code in those instances involving existing residential buildings where there are practical difficulties in the way of carrying out the strict letter of the law, so that the spirit and intent of the law shall be observed, public safety be secured, and substantial justice

be done. Such variation shall be for limited periods of time and the Board's decision shall be filed with the City Clerk as a matter of public record. All variations granted by the Board will be filed with the County Recorder of Deeds as a lis pendens so as to put all new owners on notice.

Section 111.4.2 entitled "Method of Service," is amended to read as follows:

Section 111.4.2 Method of Service: Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy thereof is delivered to the owner personally.
2. A copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid.
3. A copy thereof is posted in a conspicuous place on the premises where the violation exists.

If the notice is served by mailing or posting, the service shall be deemed effective on the third day after mailing or posting. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section PM-107 entitled "Means of Appeals," is amended to read as follows:

Section PM-107 Means of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section PM-108 entitled "Board of Appeals," is deleted.

Section PM-109.1 entitled "Unlawful Acts," is amended to read as follows:

PM-109.1 Unlawful Acts: It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, remove, demolish, use or occupy any structure or equipment regulated by this Code, or maintain a vacant structure without a valid Vacant Structure Certificate or cause the same to be done, contrary to, or in conflict with, or in violation of any of the provisions of this Code, or fail to obey a lawful order of the Code Official, or to remove a placard or notice posted under the provisions of this code.

Section PM-109.2.1 entitled "Deadlines for Compliance with Code Violations," is added to read as follows:

PM-109.2.1 Deadlines for Compliance with Code Violations: Correction of all Code Violations shall follow the time lines established by the Code Official according to the following factors:

- I. Whether the violation poses a threat to the life, health, or safety of any occupant or visitor, in which case the violation must be corrected within 1 to 3 days of service of the notice, at the discretion of the Code Official. If the violation is not corrected within the established timeframe, occupancy of the unit may be disallowed.
Examples of such violations include, but are not limited to,
 1. Defective, dangerous, or nonfunctioning plumbing, electrical, gas or other necessary utility
 2. No heat or a malfunctioning heating system
 3. Blocked or locked fire exits
 4. Serious structural problems or conditions which render a property uninhabitable or pose a safety or health risk

5. Unsanitary or unhealthy conditions of such a magnitude that they pose an imminent health threat to the occupants and/or nearby dwellings
6. Smoke detector lacking or inoperable.
7. Carbon monoxide detector(s) lacking or inoperable
8. Leaking roof that poses a safety or health risk

II. Whether the violation poses a livability issue for the occupants, in which case the violation shall be corrected within 1 to 5 days of notice, at the discretion of the Code Official.

Examples of such violations include, but are not limited to:

1. Faulty or inoperable security locks on exterior or egress windows or doors
2. Broken door frame(s), door(s) or window(s)
3. Lack of hot water
4. Inoperable water closet
5. Leaking pipes or plumbing fixtures
6. Inoperable oven/range or refrigerator
7. Burned out or inoperable lights in hallways, stairwells, entryways, parking areas or basements.
8. Torn or missing screens (in the summer and fall)
9. Broken or malfunctioning air conditioning (in hot weather)

III. Whether the violations involve routine maintenance in which case the violation must be corrected within 10 to 30 days of notice, at the discretion of the Code Official.

Examples of such violations include but are not limited to:

1. Dripping faucets
2. Cracked windows
3. Windows that do not open or close properly
4. Missing covers for electrical outlets or switches

Multiple timelines may be assigned pursuant to any one inspection, so that those items that require correction in a shorter period of time shall be corrected while the owner is allowed additional time to correct less urgent violations.

The Code Official may extend the above time lines for good cause shown. However, there is no legal entitlement to an extension of time for repairs; "time is of the essence" in the resolution of all Code violations and granting of extensions is entirely a matter of discretion for the Code Official.

If an owner or operator fails to comply with the deadlines set by the Code Official or his or her designee, the Code Official may issue a "Failure to Comply Ticket" according to the provisions of PM-106.4.1 et seq.

Section PM-109.4 entitled "Violation Penalties," is amended to read as follows:

PM-109.4 Violations: The Code Official, or his or her designee, may impose a penalty for failure to comply with any of the deadlines set forth in PM-106.2.1, Deadlines for Compliance with Code Violations. Such penalties shall be imposed by the issuance of a "Failure to Comply Ticket."

Section PM-109.4.1 entitled "Failure to Comply Tickets," is added and reads as follows:

PM-109.4.1 Failure to Comply Tickets:

General. The Code Official, or his or her designee, may issue a Failure to Comply Ticket to any owner, operator or person that the Code Official determines has violated any of the deadlines for compliance set out in PM-106.2.1.

Method and Date of Service. A Failure to Comply Ticket may be served on a defendant according to the procedures set forth in PM-107.3 Method of Service.

Content. A Failure to Comply Ticket shall include the name of the person or entity charged, with the offense or offenses, the code sections violated, a description of the conditions or activities constituting the violation, and instructions on the method of settling the ticket.

Settlement of Ticket. A person issued a Failure to Comply Ticket may settle the claim for a first offense by paying the assessed fine in accordance with the following schedule:

A. Violations that are a **Life Safety** issues:

Deadline for compliance: 1-3 days		
1st missed deadline:	Minimum fine paid within 7 days: \$600.00	If paid after 7 days: \$700.00
2nd missed deadline:	Minimum fine: \$750.00 PLUS up to \$750.00 per day until corrected	

B. Violations that pose **Livability** issues:

Deadline for compliance: 1-5 days		
1st missed deadline:	Minimum fine paid within 7 days: \$450.00	If paid after 7 days: \$600.00
2nd missed deadline:	Minimum fine: \$750.00 PLUS up to \$750.00 per day until corrected	

C. Violations involving **Routine Maintenance** issues:

Deadline for compliance: 10-30 days		
1st missed deadline:	Minimum fine paid within 7 days: \$300.00	If paid after 7 days: \$450.00
2nd missed deadline:	Minimum fine: \$500.00 PLUS up to \$750.00 per day until corrected	

Payment of a ticket constitutes an admission of guilt.

PM-109.4.2. Administrative Appeal of a Failure to Comply Ticket:

General. A defendant may contest the penalty imposed by a Failure to Comply Ticket by submitting a Notice of Appeal to the Building Official within seven (7) days of the service of a Failure to Comply Ticket as set forth in PM-107.3. The Notice of Appeal may be hand delivered or mailed, but the notice must be received within seven (7) days of service. The appeal shall be heard by an impartial hearing officer appointed by the City Administrator to hear such appeals. The hearing officer may not be a current City employee or official.

Hearing Procedures. Upon receipt of a Notice of Appeal, the hearing officer shall set a hearing on the defendant's appeal and issue written notice to the defendant not less than seven (7) days prior to the hearing. The hearing officer may admit into evidence all relevant evidence, including inspection reports, notices, correspondence, and affidavits as well as the personal testimony of witnesses. The hearing officer shall determine, based upon a preponderance of the evidence, whether the penalty imposed by the Failure to Comply Ticket, should stand. The hearing officer's findings shall be set forth in a written decision which shall be copied to all parties.

Determinations. If the defendant appears at the hearing and a determination is made by the hearing officer that the penalty should be voided, no payment is necessary and the hearing officer's decision shall constitute a final determination of no liability. Such a determination means that the ticket shall not count as a precedent for calculating penalties in any future Failure to Comply Ticket proceeding.

If the defendant appears at the hearing and a determination is made by the hearing officer that the ticket should be upheld, payment of the penalty shall become immediately due. If payment is not made within ten (10) days of the hearing officer's determination, then the ticket may be referred to the City's Legal Department for further action.

If the defendant does not appear at the hearing, the hearing officer may uphold the penalty by declaring a default, without further need to hear evidence. However, the hearing officer may, at their discretion, grant a continuance of the hearing for good cause shown. In the event of a default by the defendant, a penalty in the amount due after seven (7) days of the issuance of a ticket pursuant to PM-106.4.1 shall become immediately due and payable.

PM 109.4.3 Prosecution of Violations:

Circuit Court Proceedings. If a defendant fails to correct a violation of this Code within the timeline set by the Code Official, the City may file a complaint in the circuit court seeking an order to remedy any and all violations. The complaint may seek injunctive relief, orders to repair conditions, orders to vacate, fines, or other remedies as deemed appropriate. If a defendant fails to settle a Failure to Comply Ticket issued by the Code Official pursuant to the provisions of PM-106.4.1 and PM-106.4.2, the City may file a complaint in the circuit court for fines, Code compliance, or both. Such a proceeding shall be handled as a de novo complaint, with the City having the burden to prove its allegations by a preponderance of the evidence.

Penalties. In seeking penalties, the City shall not be limited by the penalty schedule set forth in PM 106.4.1 in determining appropriate fines to seek in a court proceeding. In determining the appropriate fines to seek, the City Attorney shall consider such factors as the defendant's record of Code violations, the number of repeat offenses, the severity of the violations, and the defendant's level of cooperation with the City in determining what fine is appropriate to seek. Upon conviction, the defendant shall be subject to a fine between Two Hundred Dollars (\$200) and Seven Hundred Fifty Dollars (\$750). For each violation, every day of noncompliance shall constitute a separate violation.

Section PM-111.2.2 entitled "Registration of Vacant Structures," is added to read as follows:

PM-111.2.2 Registration of Vacant Structures: Whenever any building in the city becomes a public nuisance as defined within this Code; or is a blighting influence; or hereafter becomes abandoned, vacant or unoccupied and cited for violation of city ordinance or property maintenance codes within the past six months; or where any of the doors, windows, or other openings into such a building are boarded up or otherwise secured by any means other than conventional methods used in the design of the building, the owner thereof shall within 30 days of notification by the Code Official, register such building as a vacant structure. Notification shall be by letter sent by first class postage prepaid to the person who last paid the general real estate taxes on the property. Such registration shall be valid for a period of six months. The required fee for registration is set forth in Chapter 14 of the Urbana Code of Ordinances. The registration of the vacant structure shall not preclude action by the City to pursue demolition of the structure under the provisions of this code.

The building shall be posted with a "NO TRESPASSING" sign and 24-hour contact information, including phone number, for the owner or owner's local property management company. The

posting shall be no less than 18" x 24" and shall be of a font that is legible from a distance of forty-five feet and shall contain, in addition to the name and 24-hour contact number, the words: "THIS PROPERTY IS MANAGED BY..." and "TO REPORT PROBLEMS OR CONCERNS CALL...". This posting shall be placed to the front of the property in order to be visible from the street fronting the property as follows: a) Placed on the interior of a window facing the street, or b) secured to the exterior of the building/structure facing the street, or if no such area exists, c) on a stake of sufficient size to support the posting in a location that is visible from the street but not readily accessible to vandals. Exterior postings must be constructed of and printed with weather resistant materials. The owner or owner's agent shall make monthly inspections to ensure appropriate maintenance and security and shall provide evidence of such inspections to the City upon request.

Exterior property maintenance standards will be strictly enforced for all vacant structures on the registry.

Section PM-108.2.3 entitled "Vacant Structure Plan," is added to read as follows:

PM-111.2.3 Vacant Structure Plan: At the time a structure is initially registered as required under PM- 108.2.2 a written vacant structure plan shall be submitted by the owner or agent to the Code Official. The plan shall provide a proposed date for demolition or detail what will be done to reoccupy and bring the building into compliance with all applicable codes, including building, health, fire, and safety laws, rules, and regulations within a specific time frame that is acceptable to the Code Official.

If demolition is not proposed, the plan shall include information regarding potential reuse and/or marketing of the structure, so as to ensure a good faith effort toward re-occupancy of the building. The plan shall also include provisions to correct all exterior code violations and interior and exterior safety issues. The services of a structural engineer may be required by the Code Official to certify the safety of the structure. The plan shall include provisions for securing the structure and continued security and prevention of trespass. If the mechanical systems of the structure are not to be maintained in an operational condition, winterization of systems must be completed and utilities properly terminated to the satisfaction of the Code Official.

Other than for emergency conditions that must be repaired immediately, the work provided in the plan shall be completed within six months of the date that the building is first registered under this Article. The Building Official may extend the period of compliance for an additional six months up to a period of two years from the date that the building was originally registered. This extension shall be granted only in instances where the owner has demonstrated a good faith effort to comply with the submitted plan.

The original vacant structures plan and time frame shall remain in effect despite a change of ownership. If there is a change of ownership, then a new registration statement shall be properly made within ten days from the date of said change indicating the names and/or addresses of the new owner(s). The new registration statement shall be made in the same manner and form as herein prescribed.

Section PM-111.2.4 entitled "Inspection of Vacant Structures," is added and reads as follows:

PM-111.2.4 Inspection of Vacant Structures: Upon registration of any building pursuant to Section PM-108.2.2, or when any such vacant building comes to the attention of the Code Official, they shall cause inspections to be made of the premises to determine the condition of such building and premises and whether there exists any fire, safety, or health hazards or violations on the premises. A registered vacant structure shall be inspected for code compliance prior to re-occupancy and clearance of the vacant structure plan.

Section PM-111.2.5 entitled "Standards for Closure," is added to read as follows:

PM- 111.2.5 Standards for Closure: Any structure required to be closed shall have all unsecured windows and doors sufficiently covered with a minimum of 1/2 inch exterior grade plywood or equivalent material, cut to fit over the opening, and firmly attached with screws to a one inch minimum depth spaced at the maximum of 12 inches apart. The plywood or equivalent material shall be suitably coated with an appropriate neutral color blending with or harmonizing with the exterior colors of the structure as inconspicuously as possible.

Section PM-110.3 entitled "Failure to Comply," is amended to read as follows:

PM-113.3 Failure to Comply: Whenever the owner of a property fails to comply with a demolition order within the time prescribed, the Code Official shall seek a court order requiring the owner to demolish the said structure and upon failure to do so within a specified time, authorizing the Code Official to cause the structure or part thereof to be razed and removed. The costs incurred shall be reimbursed as specified by State Statute.

Section PM-202 entitled "General Definitions," is amended as follows:

PM-202 General Definitions

One-family dwelling: A building containing one dwelling unit with not more than four unrelated persons.

Public Nuisance:

1. The physical condition, or use of any premises regarded as a public nuisance at common law;
2. Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises which has unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation or use; or
5. Any premises which is manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating and/or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds, or;
8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises.

Rooming house: A building where group sleeping accommodations are provided for persons in one room, or a series of closely associated rooms, with an occupancy capacity of not more than 15 people, but more than four unrelated people on a regular basis, for compensation and by pre-arrangement for a specified period of time, under single management. Cooking facilities are to be common.

Section PM-302.3.1 entitled "Snow Removal" is added and reads as follows:

Section PM-302.3.1 Snow Removal: For buildings containing four or more dwelling units: the owner and/or property manager shall have all sidewalks, walkways, stairs and parking areas between public sidewalks, parking lots, or driveways and entrances to the dwelling units shall be cleared of freezing rain or ice, or snow when an accumulation of two inches or more has occurred in a 24 hour period.

Section PM-302.4 entitled "Weeds," is amended and reads as follows:

PM-302.4 Weeds: Premises and exterior property shall be maintained in accordance with the requirements of Chapter 11 of the Urbana Municipal Code as listed in Chapter 8-Referenced Standards.

Section PM-302.10 entitled "Storage Areas," is added and reads as follows:

PM-302.10 Storage Areas: All approved open salvage yards and open storage areas shall be completely obscured from surrounding property by a solid screen not less than six feet in height. Storage of debris, junk, or construction materials, which are not associated with an approved use, permitted by the Urbana Zoning Ordinance, or approved construction at that site, shall be prohibited.

Section PM-302.11 entitled "Loading Areas," is added and reads as follows:

PM-302.11 Loading Areas: All loading areas, automobile service stations, and drive-in food establishments shall be paved with bituminous, concrete, or equivalent surfacing and shall be free from dirt and other litter and kept in good repair. When lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby.

Section PM-302.12 entitled "Storage of Firewood, etc.," is added and reads as follows:

PM-302.12 Storage of Firewood, etc.: Building materials, lumber, firewood boxes, cartons, or other containers, machinery, scrap metal, junk, raw material, fabricated goods and other items shall not be stored in such a manner as to become infested with rodents. Stored items must be elevated at least 12 inches off the ground. Firewood, in piles exceeding 20 cubic feet, must be located at least 10 feet from buildings used for human habitation, and may be piled no more than six feet high, from the point of elevation above grade.

Section PM-304.10 entitled "Stairways, Decks, Porches, and Balconies," is amended to read as follows:

PM-304.10 Stairways, Decks, Porches, and Balconies: Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair. The treads and risers of every flight of stairs shall be uniform in width and height. Every stair, porch, and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud, and other debris.

Section PM-304.15 entitled "Doors," is amended to read as follows:

PM-304.15 Doors: Every hinged exterior door or dwelling unit entrance door shall be made of metal or solid core wood construction, one and three-eighths inch minimum thickness and shall

be equipped with an approved single-cylinder deadbolt locking hardware. Where observation is not otherwise provided, a peep sight shall be installed in all entrance door(s) to each dwelling unit. Patio type doors shall have locking hardware sufficient to prevent disengagement of the active panel. All door hardware shall be maintained in good condition.

Section PM-304.20 entitled "Parking Area Illumination," is added and reads as follows:

PM-304.20 Parking Area Illumination: Parking area lighting fixtures shall be maintained in good condition and in compliance with Zoning Ordinance listed in Chapter 8-Referenced Standards.

Section PM-305.3.4 entitled "Continual Flooding Incidents," is added and reads as follows:

PM-305.1.2 Continual Flooding Incidents: Continued or repeated incidents of building flooding as determined from the official records as provided in Section PM-105.6 of this Code will require the unit to be vacated without recourse under the provisions of Section PM-108.1 of this Code.

Section PM-305.3.5 entitled "Supplied Fixtures and Equipment," is added and reads as follows:

PM-305.1.3 Supplied Fixtures and Equipment: The owner or occupant of a structure or part thereof shall keep the supplied equipment and fixtures therein clean and sanitary, and shall be responsible for the exercise of reasonable care in their proper use and operation. The owner shall maintain the equipment and fixtures in a good and proper operating condition.

Section PM-305.1.4 entitled "Furnished by the Occupant," is added and reads as follows:

PM-305.1.4 Furnished by the Occupant: The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free of defects, leaks, or obstructions.

Section PM-309.2 entitled "Owner," is amended and reads as follows:

PM-309.2 Owner: The owner of any structure shall be responsible for the continued vermin-free condition of the structure.

Section PM-309.3 entitled "Single Occupant," is amended and reads as follows:

PM-309.3 Single Occupant: The owner of a structure containing a single dwelling unit or of a single nonresidential structure shall be responsible for extermination on the premises except when infestation is caused by failure of an occupant to prevent such infestation.

Section PM-309.4 entitled "Multiple Occupancy," is amended and reads as follows:

PM-309.4 Multiple Occupancy: The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for extermination in all areas of the structure and exterior property. When infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for the cost of extermination.

Section PM-309.5 entitled "Occupant," is amended and reads as follows:

PM-309.5 Occupant: Continued or repeated incidents of rat infestation determined from the official records as provided in Section PM-105.6 of this Code shall require the installation of rat and vermin proof walls. The rat and vermin proof walls shall be installed in accordance with the Building Code listed in Chapter 8-Referenced Standards.

Section PM-502.3 entitled "Hotels," is amended to read as follows:

PM-502.3 Hotels and Dormitories: Where private water closets, lavatories, and baths are not provided, one water closet, one lavatory and one bathtub or shower accessible from a public hallway shall be provided for each ten occupants.

Section PM-503.1 entitled "Privacy," is amended to read as follows:

PM-503.1 Privacy: Toilet rooms and bathrooms shall provide privacy and shall not be used as the only passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

Section PM-503.1.1 entitled "Partitions," is added and reads as follows:

PM-503.1.1 Partitions: Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room partitions, enclosures, or compartments for privacy and shall comply with fixture clearance requirements of the Plumbing Code listed in Chapter 8-Referenced Standards for such installations.

Section PM-602.2 entitled "Residential Occupancies," is amended and reads as follows:

PM-602.2 Residential Occupancies: Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees Fahrenheit (18 degrees Celsius) at a level of three feet (914 mm) above the floor and at a distance of three feet (914 mm) from the exterior walls in all habitable rooms, bathrooms, and toilet rooms based on the outside design temperature required for the locality by the Mechanical Code listed in Chapter 8-Referenced Standards.

PM-602.3 entitled "Heat Supply" is amended and reads as follows:

PM-602.3 Heat Supply: Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory, or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain a room temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms at all times. The temperature shall be measured at a point three feet (914 mm) above the floor and three feet (914 mm) from the exterior walls. When the outdoor temperature is below the outdoor design temperature required for the locality by the Mechanical Code listed in Chapter 8, the owner or operator shall not be required to maintain the minimum room temperatures, provided the heating system is operating at full capacity, with supply valves and dampers in a full open position.

Section PM-602.4 entitled "Occupiable Work Space," is amended to read as follows:

PM-602.4 Occupiable Work Space: Every enclosed occupied work space shall be supplied with sufficient heat during the period from September 15 to May 15 to maintain a temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) during all working hours

EXCEPTIONS:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Section PM-603.1.1 entitled "Fuel Burning Appliances," is added and reads as follows

PM-603.1.1 Fuel Burning Appliances: No fuel burning appliances or equipment shall be located in sleeping rooms, bathrooms, clothes closets, or in closets or confined spaces opening into bathrooms or bedrooms.

Section PM-603.7 entitled "Boiler Inspection," is added and reads as follows:

PM-603.7 Boiler Inspection: Boiler(s) and pressure vessel(s) serving more than six (6) units or over 200,000 BTU shall be inspected in accordance with the requirements of the State of Illinois Office of the State Fire Marshal Division of Boiler and Pressure Vessel Safety. A current copy of the inspection certificate shall be posted in the boiler room.

Section PM-603.8 entitled "Fireplaces," is added to read as follows:

PM-603.8 Fireplaces: Fireplaces and solid burning appliances shall be stable and structurally safe, and connected to an approved chimney or flue. Wood burning appliances shall be installed and maintained in accordance with the manufacturer's specifications and the Mechanical Code listed in Chapter 8-Referenced Standards.

Section PM-605.1 entitled "Installation," is amended to read as follows:

PM-605.1 Installation: All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Overcurrent devices shall be sized according to the ampacity of the distribution wire. All plug type fuses shall be type "S" non-tamperable. All switches, receptacles, and junction boxes shall have approved cover plates, be securely mounted, and all electrical receptacles shall have adequate tension.

Section PM-605.1.1 entitled "Outlet Extensions," is added and reads as follows:

PM-605.1.1 Outlet Extensions: The use of extension cords and outlet multipliers is prohibited except for temporary extensions sized appropriately for the use.

Section PM-605.2 entitled "Receptacles," is amended to read as follows:

PM-605.2 Receptacles: Every habitable space or dwelling shall contain at least two separate and remote duplex receptacle outlets. Habitable spaces and dwelling units of 120 square feet in area shall have at least three separate and remote duplex outlets. Every laundry area shall contain at least one grounded type receptacle. Every bathroom shall contain at least one wall mounted ground fault circuit interrupter, (GFCI) protected receptacle. All electrical receptacles within six feet of a sink and exterior receptacles shall be GFCI protected.

Section PM-605.3 entitled "Luminaires," is amended to read as follows:

PM-605.3 Luminaires: Every outdoor entrance, interior hallway, stairway, kitchen, water closet compartment, bathroom, laundry room, mechanical room, and other spaces used for

storage or containing equipment requiring servicing shall be illuminated by at least one approved electric lighting fixture.

Section PM-702.5 entitled "Fire Escape Stairs," is added and reads as follows:

PM-702.5 Fire Escape Stairs: Fire escape stairs may be used as an element of the required means of egress, subject to the requirements and limitations of Section 3404 of the Building Code and Table PM-702.5. Fire escape stairs shall be exposed to the smallest number of door and window openings possible.

TABLE PM-702.5

Minimum Fire Escape Dimensions	
Minimum Widths	18 inches (45.7 cm) clear between rails
Minimum Horizontal	18 inches (45.7 cm)
Dimension any Landing or Platform	clear
Maximum Riser Height	12 inches (30.5 cm)
Minimum Tread, Exclusive of Nosing	8 inches
Minimum Nosing or Projection Construction	No requirement
Construction	Compliance with the Existing Building Code
Winders	Permitted subject to capacity penalty
Risers	No requirement
Spiral	Permitted subject to capacity penalty
Maximum Height Between Landing	12 feet (3.7 m)
Headroom, Minimum	6 feet, 8 inches (203 cm)
Handrail Height	42 inches (107 cm)
Access to Escape	Windows
Level of Access Opening	Same
Discharge to Ground	Swinging stair or ladder if approved by authority having jurisdiction
Capacity, Number of Persons	10; if winders or ladder from bottom balcony, 5; if both, 1

Section PM-702.8.1 entitled "Access," is added and reads as follows:

PM-702.8.1 Access: Access to a fire escape stair shall be directly to a balcony, landing, or platform. These shall be no higher than the floor or window sill level and no lower than eight inches below the floor level nor 18 inches below the window sill.

Section PM-704.1.2.1 entitled "Fire Alarm System," is added and reads as follows:

PM-704.1.2.1 Fire Alarm System: All buildings shall be equipped with a fire alarm system as required by the International Fire Code listed in Chapter 8-Referenced Standards. Previously approved manual fire alarm systems shall be monitored by December 31, 2027.

Section PM-704.1.4 entitled "Fire Extinguishers," is added and reads as follows:

PM-704.1.4 Fire Extinguishers: Portable fire extinguishers shall be installed and maintained in all occupancies other than one- and two-family dwellings in accordance with the International Fire Code listed in Chapter 8-Referenced Standards. All residential occupancies shall have a

minimum 2A10BC extinguisher per floor level accessible to all occupants of that floor and not greater than a travel distance of 75 feet, except that multiple family dwellings may have a minimum of one 1A10BC extinguisher located in each dwelling unit. All fire extinguishers shall be maintained in accordance with NFPA 10.

Secs. 5-81 - 5-90. Reserved.

ARTICLE X – RESERVED

Secs. 5-91 - 5-200. Reserved.

ARTICLE XI – FLOOD HAZARD AREAS

ARTICLE XII – MOBILE HOME PARKS & MOBILE HOMES

Sec 5-231. Definitions. The following words and phrases, when used in this Article, shall have the meanings respectively ascribed to them:

Applicant means any person making application for license of Certificate of Occupancy.

Ceases to Occupy means the person or persons lawfully occupying the mobile home unit has vacated the mobile home unit. In the absence of an oral or written statement by such persons that they are terminating their occupancy, termination will be presumed if both water and electrical utilities to the mobile home are terminated and there is a continuous absence of any lawful occupancy of such mobile home for a period of six months. Despite the termination of such water and electrical utilities and such continuous absence, it will not be presumed to be vacated if the owner of such mobile home has paid the rent due on the lot occupied by the mobile home.

Certificate of Occupancy. See "Mobile Home Certificate of Occupancy."

Condominium Mobile Home Park means, for the purpose of this Article, a Mobile Home Park as herein defined except the mobile home sites or stands are individually owned pursuant to the Illinois Condominium Property Act.

Department means the Department of Community Development Services, unless otherwise indicated.

Frontage means that portion of a mobile home site abutting a private or public street.

License means a license certificate issued by the City allowing a person to operate and maintain a Mobile Home Park.

Licensee means the person, persons, corporations, partnerships or other entity to whom the City issued a license for operation of a Mobile Home Park.

Lot Line, Rear means the lot line opposite the front lot line. For purposes of establishing the required rear yard, in the case of an irregularly shaped or three-sided lot, it shall mean a line within the lot, ten feet long, concentric with and at the maximum distance from the front lot line. A lot need not have a rear lot line.

Manufactured Home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating air-conditioning, and electrical systems contained therein. All manufactured homes shall be installed under the immediate onsite supervision of a licensed manufactured home installer, in accordance with 430 ILCS 117/ The Manufactured Home Quality Assurance Act. The responsible installer shall affix an Illinois Department of Public Health issued seal to the home and file an installation certificate with the Department.

Mobile Home means a factory-assembled, completely integrated structure, constructed on or before June 30, 1976, designed for permanent habitation, with a permanent chassis, and so constructed as to permit its transport, on wheels temporarily or permanently attached to its

frame, that is a movable or portable unit that is constructed to be towed on its own chassis (comprised of frame and wheels) from the place of its construction to the location, or subsequent locations, at which it is connected to utilities for year-round occupancy for use as a permanent habitation, and designed to be used as a dwelling with or without a permanent foundation and situated so as to permit its occupancy as a dwelling place for one or more persons. A mobile home shall, for purposes of this Article, exclude travel trailers or other mobile units not intended for year-round occupation. For mobile homes built prior to June 15, 1976, a label certifying compliance with the Standard for Mobile Homes, [NFPA 501](#), ANSI 119.1, in effect at the time of manufacture, is required. **For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.**

Mobile Home Certificate of Occupancy (sometimes referred to herein as simply "Certificate of Occupancy") means a permit, issued by the Building Official, authorizing the occupancy of the mobile home, as based upon compliance with applicable ordinance provisions together with any special conditions or stipulations.

Mobile Home Owner means the party possessing title to a mobile home or the purchaser of a mobile home under a bona fide contract.

Mobile Home Park means a contiguous parcel of land planned and improved for the placement of five or more mobile homes or manufactured homes where sites are rented or purchased pursuant to the Illinois Condominium Property Act.

Mobile Home Park Service Building means a permanent structure housing laundry, office, sanitation or other community facilities as required in mobile home parks for use by mobile home park occupants.

Mobile Home Site means a parcel of land clearly delineated on the Mobile Home Park site plan, intended for the placement of an individual mobile home and for the exclusive use of its occupants.

Mobile Home Stand means that part of an individual mobile home site which has been constructed for the placement of a mobile home.

Occupancy or Occupied means the residing of an individual or individuals overnight in a mobile home or the installation, storage or use of equipment, merchandise or machinery.

Owner-Operator means licensee.

Person means any individual, group of individuals, association, trust, partnership, corporation, person doing business under an assumed name, county, municipality, the State of Illinois or any political subdivision or department thereof, or any other entity.

Plat means a scaled map, plan or layout showing the subdivision of land and indicating the location and boundaries of individual lots including, but not limited to, exhibiting the following:

1. The name, location or address of the Mobile Home Park, its owner and operator;
2. Location of all property lines, existing streets, easements, utilities, sewers and any other significant features;
3. Date, north arrow, graphic scale (not less than one inch to one hundred (100) feet) on all drawings submitted;
4. All buildings, structures and mobile home stands;

5. Total number of mobile home sites;
6. Approximate gross density per acre; and
7. All Mobile Home Parks located in a floodplain shall file evacuation plans indicating vehicular access and escape routes, including mobile home hauler routes, with the appropriate disaster preparedness authorities.

Sale means the transfer of ownership, either presently or at a definite time in the future, upon compliance with an agreement to transfer ownership.

Smoke Detector means a U.L. 217 approved smoke detector.

Street, Private means a service way with an all-weather, dustless surface, which provides access to a property for the use of a limited number of persons or purposes, and which has not been publicly dedicated.

Type S fuses means fuses that are nontamperable and installed by the following schedule:

Wire Size	Fuse (amp.)
#14	15
#12	20
#10	30

Sec. 5-232. Purpose. The purpose of this Article is to provide minimum standards to safeguard life and property by regulating (and controlling) operation, placement and occupancy of mobile homes, mobile home parks and condominium mobile home parks.

Sec. 5-233. License Required to Establish, Maintain and Operate a Mobile Home Park. No person shall establish, maintain, conduct or operate a Mobile Home Park after May 5, 1982 [Ord. No. 8182-78] without first obtaining a license therefore from the City. The mobile homes which are located within the Mobile Home Park as well as all common areas of the Mobile Home Park must comply with the exterior maintenance provisions of this Article. Failure to comply with these exterior maintenance provisions shall be grounds for denial of the annual Mobile Home Park license. The exteriors of the mobile homes and all common Mobile Home Park areas shall be inspected annually and violations shall be corrected prior to license renewal.

Sec. 5-233.1. Rules and Regulations to be Established. Each Mobile Home Park licensed by the City shall establish rules and regulations as authorized under an Act Concerning Mobile Home Parks and the Rights of Mobile Home Owners and Mobile Home Residents, (Chapter 80, Section 201 et seq., Ill. Rev. Stat. 1989) approved September 14, 1979 and effective January 1, 1980, which said rules and regulations shall obligate the tenant expressly to those tenants duties set forth in the aforesaid statute and shall promulgate such rules and regulations in the manner specified and set forth in said statute.

Sec. 5-234. Standards for Existing Mobile Home Parks.

A. Roadways and Access.

1. All streets and driveways in every Park shall be maintained in a passable and reasonably dust-proof condition at all times, and all streets and driveways in all Parks shall have a minimum width of 20 feet.
2. When in the opinion of the Department adequate emergency access is not provided to emergency vehicles, the Department may require the licensee to provide adequate access where possible.

B. Mobile Home Sites, Pacing and Density.

1. Individual mobile home lot frontage and lot area as well as overall Mobile Home Park density shall be in compliance with the Urbana Zoning Ordinance as it applies to existing Mobile Home Parks.
2. No mobile home shall be parked closer than five feet to the side lot lines of a Mobile Home Park, or closer than ten feet to a public street, alley or building. There shall be an open space of at least ten feet adjacent to the sides of every mobile home and five feet adjacent to the ends of every mobile home.
3. Pads, runners or piers shall be provided for each lot.
4. Mobile home sites shall contain no other principal use than a mobile home as defined herein.

C. Potable Water Supply.

1. Where a public water supply is available such supply shall be used.
2. The distribution system shall supply water at a minimum pressure of 20 pounds per square inch (PSI) during periods of peak demand and usage at the faucets.
3. Water Service Connection.
 - i. The water service and any water piping is required to be permitted and installed by a licensed State of Illinois Plumbing Contractor and by a State of Illinois licensed plumber.
 - ii. Water service connection shall not be less than three-fourths inch inside diameter and shall not serve more than one mobile home at any time.
 - iii. All water risers shall be at least one-half inch in inside diameter and terminate at least four inches above finished ground level.
 - iv. All materials (piping and cock and valves, etc.) used in the water riser and connection shall comply with Illinois State Plumbing Code.
 - v. Combination stop and waste valves and cocks shall not be installed in an underground service piping.
4. Approved fire hydrants shall be accessible to the mobile home park and within 500 feet of any mobile home.

D. Sewage Disposal System.

1. All sewage and other water carried waste shall be disposed of into a municipal sewage system whenever a sewer is adjacent or within 100 feet of any position of a mobile home.
2. The sewage collection system within the Mobile Home Park shall be adequate to carry the sewage load based on a maximum number of mobile home spaces and 250 gallons per space per day. There shall be no discharging of raw or partially treated sewage or waste water onto the surface of the ground, nor shall there be any escape of odors from sewage systems.
3. Sewer Service Connection.

- i. All sewer systems shall be permitted and connected by a licensed State of Illinois Plumbing Contractor with a State of Illinois licensed plumber.
- ii. Each mobile home site shall be provided with a sewer connection.
- iii. Sewer connections in unoccupied sites shall be so closed that they will emit no odors or cause a breeding place for flies or other insects, etc.
- iv. At all sewer connections, the sewer riser shall extend four inches above the ground.
- v. Additional fees may be required by the Urbana Champaign Sanitary District.

E. **Electrical System.** Mobile Home Parks shall meet the requirements of the most recently adopted Electrical Code of the City of Urbana applicable to Mobile Home Park electrical distribution systems except for the following:

1. Overhead distribution lines shall be 18 feet above streets or roadways and have three feet clearance from any structure.

F. **Exterior Lighting.** Adequate lighting shall be provided for all streets, walkways, buildings and other facilities subject to nighttime use and shall be maintained in accordance with PM-304.19.

G. **Insect and Rodent Control.**

1. Adequate insect and rodent control measures shall be employed by the Mobile Home Park owner. All buildings shall be reasonably flyproof and rodentproof, and rodent harborages shall not be permitted to exist in the Mobile Home Park or pathways.
2. The Mobile Home Park owner is responsible for the elimination of any insect, rat or mice problem in the general areas of the Mobile Home Park. The individual mobile home owner is responsible for the elimination of any insect, rat or mice problem associated with his or her mobile home including the underside area of said mobile home.

H. **Fuel Supply and Storage.** All handling and storage of natural gas, liquefied petroleum gas (LPG), fuel oil or other flammable liquid or gases should be installed and maintained in accordance with applicable state and local government codes and regulations. Each mobile home site shall have an accessible and listed gas shut-off valve installed. Such valve shall not be located under a mobile home. Whenever a mobile home site outlet is not in used, the shut-off valve shall be plugged to prevent accidental discharge.

I. **Mobile Home Park Maintenance and Operation Regulations.**

1. The person to whom a license for a Mobile Home Park is issued shall provide adequate supervision to maintain the Mobile Home Park in compliance with this Article and keep its facilities and equipment in good repair and in a clean and sanitary condition.
2. The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the potable water supply, sewage treatment facilities and water and sewage service connections are functioning in a safe and sanitary manner.
3. The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the collection of garbage and refuse, cutting of grass and weeds, the storage of lumber and construction materials, and the removal of abandoned automobiles and equipment is being performed in a satisfactory manner.

The Mobile Home Park owner or caretaker shall be responsible for the removal of any abandoned vehicle in accordance with the provisions of the Urbana Local Traffic Code (Chapter 23).

4. The Mobile Home Park owner or manager shall inspect and ensure stairs are installed and maintained at all exterior doorways.
5. The correction of all deficiencies noted by the Mobile Home Park owner or caretaker must be accomplished within such time as may be otherwise required by this Article.
6. The Mobile Home Park owner or operator shall check weekly to determine that any vacant mobile home is adequately secured to prevent it from being an attractive nuisance. Upon finding such unit unsecured, the Mobile Home Park owner or caretaker shall require the homeowner to close it, or shall take necessary measures to close it. Upon failure of any homeowner to repair or remove any unit which has been placarded as "Not Approved for Occupancy" or in cases where the homeowner cannot be determined, it shall become the responsibility of the licensee to remove the mobile home.

Sec. 5-235. Standards for New Mobile Home Parks. New Mobile Home Parks shall comply with the Urbana Zoning Ordinance. In addition, they shall comply with all applicable provisions of Section 5-234 above.

Sec. 5-236. Inspection and Certificate of Occupancy.

- A. No mobile home may be placed in an Urbana Mobile Home Park unless approved by Zoning. Nor, should a mobile home be occupied unless such mobile home has been issued a Certificate of Occupancy by the City of Urbana and such Certificate of Occupancy has not been revoked.
- B. A Certificate of Occupancy for a mobile home unit shall be issued to those mobile units which meet the standards set forth for mobile homes in Section 5-241 of the Urbana City Code. A Certificate of Occupancy, once issued shall be valid until revoked.
- C. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Section or of any code or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Building Safety Code Board of Appeals, as detailed in Article III of this Ordinance.
- D. If a Certificate of Occupancy is revoked, the holder of such Certificate shall have the right to appeal such revocation to the Building Safety Code Board of Appeals, as detailed in Article III of this Ordinance.

Sec. 5-237. Term of Certificate of Occupancy. Except as otherwise provided herein, a Certificate of Occupancy shall be for a term equal to the period the mobile home exists at the same mobile home site or stand. A Certificate of Occupancy may be transferred to successive owners so long as the mobile home remains at the same mobile home site or stand and remains in substantial compliance with the provisions of this Article.

Sec. 5-238. Application for Certificate of Occupancy. Application for a Certificate of Occupancy shall be made to the Department **PRIOR** to placing a mobile home in a Mobile Home Park or moving it within a Mobile Home Park. The applicant shall be informed of the standards for mobile homes contained in this Article. The mobile home owner, through said application, agrees to an inspection by the Department within 30 days after placement or

movement of said mobile home to determine compliance with this Article. Said application shall include the following information:

1. Name of mobile home owner;
2. Mobile Home Park where mobile home is to be placed;
3. Serial number and make of mobile home; and
4. Mobile home owner's mailing address.

Sec. 5-239. Fee for Certificate of Occupancy. The fee for a Certificate of Occupancy is found in Chapter 14 of the Urbana Code of Ordinances.

Sec. 5-240. Waiver of Fee for Certificate of Occupancy. For mobile homes existing in Mobile Home Parks on January 1, 1980, the fee for the Certificate of Occupancy shall be waived so long as the mobile home remains on the same site or stand, but a Certificate of Occupancy is still required. A Certificate of Occupancy shall be issued after inspection by the Department and finding that the mobile home is in substantial compliance with the standards in this Article.

Sec. 5-241. Mobile Home Standards.

- A. In order to obtain a Certificate of Occupancy a mobile home must meet the following requirements:
1. **License:** The Mobile Home Park in which the mobile home is placed must be licensed.
 2. **Smoke Detector:** Smoke detectors shall be installed in all of the following locations:
 - a. In sleeping areas.
 - b. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 - c. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 3. **Fire Extinguisher:** Every mobile home, must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.
 4. **Plumbing System:**
 - a. The plumbing system must be safe, sanitary in condition and maintained in accordance with accepted engineering practices and codes.
 - b. The mobile home shall be connected to the Mobile Home Park sewer system via a nonflexible airtight connection.
 - c. Any alterations must be permitted and installed by a licensed State of Illinois Plumbing Contractor with a State of Illinois licensed plumber.
 5. **Heating and Air Conditioning System:** The heating and air conditioning system must be safe and installed in accordance with accepted engineering practices and codes. Fireplaces must be approved to U.L. mobile home standard 1482 and installed according to manufacturer's specifications.
 6. **Electrical System:**
 - a. The electrical system shall meet the provisions of the most recently adopted electrical code of the city applicable to existing mobile homes.

- b. When plug fuses and fuseholders are used they shall be nontamperable Type S fuses sized as herein defined.
7. **Exterior of Mobile Home:** Exterior walls and roofs shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to be weathertight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.
8. **Accessory Structures:** Accessory structures or storage sheds where allowed by the licensee shall be of proper construction, weather-tight, properly anchored and not less than 18 inches from a mobile home rear or side lot line.
9. **Gas System:** Each mobile home utilizing gas shall be connected to the mobile home site outlet by a listed flexible mobile home connector of sufficient capacity to supply gas to the connected load. Approved rigid pipe and fittings shall be used between the flexible connector and the mobile home site gas outlet if the distance between the mobile home site gas outlet and the mobile home gas service connection exceeds six feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.
10. **Stairs and Porches:** Every stair, porch, deck, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair.
11. **Skirting:** Skirting is required to be installed around the perimeter of the mobile homes. The required skirting must be securely attached and maintained against deterioration. The skirting material must have a flame spread rating of 200 or less and it must be treated against termite infestation or be made of an approved non-cellulose based material.
12. **Storage:** Storage of debris, junk, or construction materials, which are not associated with an activity which has been authorized by a valid building permit for that specific site shall be prohibited.
13. **Tiedowns:** All mobile homes must be securely anchored in accordance with the tiedown requirements of the State of Illinois Department of Public Health.
14. **Interior of Mobile Home:** Floors, walls (including windows and doors), ceilings, and other interior surfaces shall be maintained in good, clean, sanitary, and structurally sound condition.

- B. All manufactured/mobile homes proposed to be parked in a Mobile Home Park must comply with the **Manufactured Home Quality Assurance Act, (430 ILCS 117)**

Section 5-242 Violations: Failure of mobile home owner to obtain a Certificate of Occupancy or to meet minimum standards contained herein for mobile homes is a violation of this Article.

Section 5-243 Notice: When the Department determines there has been a violation of this Article, the Department shall cause written notice to be served upon the owner containing a description of the violation, order to vacate or remove said mobile home, if necessary, and/or corrective actions.

Section 5-244 Penalty: Any person who violates the provisions of this Article shall, upon conviction thereof, be fined as provided in Section 1-10 of the Urbana City Code and in addition shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or upon which a violation occurs or continues after due notice is served.

Section 5-245 Saving Clause: Nothing in this Article hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Article 1 of this Adopting Ordinance; nor shall any just or legal right of remedy of any character be lost, impaired, or affected by this Article.

Sections 5-245 – 5-260. Reserved.

ARTICLE XIII – FIRE PREVENTION CODE

Section F-101.1 “Title” is amended to read as follows:

Section F-101.1 Title. These regulations shall be known as the Fire Code of the City of Urbana, Illinois, hereinafter referred to as “this code.”

Section F-101.2.1 “Appendices” shall be amended to read as follows:

Section F-101.2.1 Appendices: Provisions in the following appendices shall apply to this code.

Appendix B – Fire-Flow Requirements for Buildings

Appendix C – Fire Hydrant Locations and Distribution

Appendix D – Fire Apparatus Access Roads

Appendix E – Hazard Categories

Appendix F – Hazard Ranking

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I – Fire Protection Systems – Noncompliant Conditions

Appendix N – Indoor Trade Shows and Exhibitions

Section F-103.1 “Creation of agency” is amended to read as follows:

Section F-103.1 Creation of agency: Creation of agency: The Urbana Fire Department Division of Community Risk Reduction, therein referred to as “CRR,” is hereby created, and the Fire Marshal shall be the official in charge thereof and shall also be referred to as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section F-103.1 “Appointment” is amended to read as follows:

Section F-103.1 Appointment: The Fire Marshal shall be appointed by the Fire Chief of the jurisdiction.

Section F-105.1.2 entitled “Types of permits” # 1 Operational Permit is amended and reads as follows:

1. Fire Prevention License: A Fire Prevention License (FPL), commonly referred to as a “permit” allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:

- 1.1 A prescribed period
- 1.2 Until renewed or revoked.

Section F-105.5 entitled “Required operation permits” is amended and reads as follows:

Section F-105.5 Fire prevention license: The fire code official is authorized to issue fire prevention license for the operations set forth in Sections 105.5.1 through 105.5.52.

Section F-111 entitled “Means of Appeals” is amended and reads as follows:

Section 111 Means of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals, as detailed in Article III of this adopting code.

Section F-112.4 entitled "Violation Penalties" is amended to read as follows:

Section F-112.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the fire code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an offense and subject to a fine as set forth in Section 1-10 (k) of the Code of Ordinances of the City of Urbana. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section F-113.4 "Failure to comply" shall be amended as follows:

Section F-113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than one dollar (\$1.00) or not more than seven hundred and fifty dollars (\$750.00)

Section F-107.2 entitled "Schedule of Permit Fees," is amended and reads as follows:

Section F-107.2 Schedule of Fees: Any person required to obtain more than one permit as set forth above to engage, at any specifically defined single location, in any business activity involving the handling, storage or use of hazardous substances, materials or devices; or to maintain, store or handle materials; or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities, shall be required to pay the amount specified in Section 14-7 of the Urbana Code of Ordinances.

Section F-307.1.1 "Prohibited open burning" shall be amended to read as follows:

Section F-307.1.1 Prohibited open burning: Within the city limits, the open burning of any paper, leaves, refuse, garbage, or any other materials, including those from construction, demolition or alteration of any building, structure or equipment, is prohibited. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. No fire permitted by this section may be used as an incinerator, or permitted to become a nuisance by reason of the emission of smoke, fumes, fly ash, dust or soot.

Exceptions:

1. Fires set by a public official in the performance of the official's duties;
2. In open fireplaces designed for cooking, and fires in outdoor cooking devices, when such fires are in fact being used for cooking purposes;
3. Fires used for recreational purposes such as campfires;
4. Fires authorized by permit from the fire code official, which the fire code official may issue in his discretion upon a showing of need for the removal of brush, debris or other materials where burning is the only feasible method.

Section F-307.4.3 "Portable outdoor fireplaces" shall delete the exception

Section 308.1.4 "Open-flame cooking devices" shall be amended and read as follows:

Section 308.1.4 Open-flame cooking devices. Exceptions 2 and 3 shall be deleted:

Section F-403.1.1 "Operator Responsibility" shall be added to read as follows:

Section F-403.1.1 Operator Responsibility: The operator or the person responsible for the operation of an assembly or educational occupancy shall check all components of egress before such building is occupied to determine compliance with this section. If such inspection reveals that any element of the required means of egress cannot be accessed, is obstructed, locked, fastened or otherwise unsuited for immediate utilization, admittance to the building shall not be permitted until necessary corrective action has been completed.

Section F- 401.5.1 False Alarm: False alarm means an alarm signal eliciting a response by the Fire Department when a situation requiring a response by the Fire Department does not in fact exist. False alarm does not include an alarm signal caused by violent conditions of nature or other extraordinary circumstances not reasonably subject to control by the alarm business operator or alarm user. Alarms resulting from the following conditions are not considered false alarms:

1. Criminal activity or unauthorized entry.
2. Earthquake causing structural damage to the protected premises.
3. High winds sufficient to activate detection system or causing physical damage to the protected premises.
4. Flooding of the related premises due to overflow of natural drainage.
5. Lightning causing physical damage to protected premises.
6. Telephone line malfunction verified in writing to the Fire Department by at least a first line telephone company supervisor.
7. Electrical service interruption verified in writing to the Fire Department by the local power company.
8. Communication to METCAD or a Fire Department before a unit is dispatched to investigate clearly indicating that the alarm resulted from an authorized system test or other noncriminal cause.
9. An alarm caused on the reasonable but mistaken belief that a fire or medical emergency is in progress.

Section F- 401.5.2 entitled "Excessive False Alarm and Assessment," is added and reads as follows:

Section F- 401.5.2 Excessive False Alarm and Assessment:

1. If any alarm system produces four false alarms in any calendar year, the Code Official shall provide written notice of the fact, which shall be given by certified mail or delivery to the owner or responsible party requiring them to take corrective action in regard to false alarms and informing the owner or occupant of the false alarm fee schedule provided herein.
2. Owner or responsible parties installing a new system or making substantial modifications to any existing system shall be entitled to a grace period during which alarms generated by such system shall be deemed non-false alarms. The grace period shall cease 30 days after installation of or modification to an alarm system.
3. Upon any alarm system producing five or more false alarms in a calendar year, a fee of five-hundred dollars (\$500.00) per false alarm shall be charged to the owner or responsible party.

Section F-403.9.2.1"College and university buildings" Shall be amended and read as follows:

Section F-403.9.2.1 College, university, and private certified university housing buildings.

Section F-506.1.3 “New Construction” shall be added to read as follows:

Section F-506.1.3 New Construction: Key boxes shall be required on all new structures.

Exception: One- and Two-family structures are excluded.

Section F-506.1.4 “Existing Buildings”: shall be added to read as follows:

Section F-506.1.4 Existing Buildings: A fire department key box shall be installed when access to or within the building or area is unduly difficult because of secured openings, or when buildings with a fire detection or suppression system are monitored by alarm companies with direct notification to the dispatch center or unsupervised local alarms, and where immediate access is necessary for life saving or firefighting purposes.

Section F-506.3 entitled "Key Box Contents," is added and reads as follows:

Section F-506.3 Key Box Contents: Key boxes shall contain the following:

1. Keys to locked points of egress whether on the interior or exterior of such buildings.
2. Keys to locked mechanical rooms.
3. Keys to locked electrical rooms.
4. Keys to other areas as directed by the fire code official.
5. 24 hour contact information

Section F-506.4 “Motorized Gates and Doors” shall be added to read as follows:

Section F-506.4 Motorized Gates and Doors: All electrically operated gates, doors or barriers used for vehicle access shall be equipped with a click to enter type sensor compatible with the current 800 mhz radio system used by METCAD in Champaign County and a secondary gate key switch if required by the Fire Code Official. The gate key switch shall be compatible with the requirements of Section F-506.1 of this code. These devices and their installation locations shall be approved by the Fire Code Official.

Section F-506.4.1 “Existing Gates” shall be added to read as follows:

Section F-506.4.1 Existing Gates and Doors: Where required by the Fire Code Official properties with existing motorized gates, doors or barriers used for vehicle access shall be equipped with the requirements in Section F-506.4. All gates, doors or barriers shall comply with this section by January 1, 2026.

Section F-701.7.1 “Fire doors propped open” shall be added to read as follows:

701.7.1 Fire doors propped open. Hold open devices may be required by the fire code official where fire doors are found to be propped open after the installation of signs in Section 703.2.1. Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

Section F-802.1 entitled “Definitions” shall have “Open Porch” added as follows:

Section F-802.1 Definitions: “Open Porch” shall mean any part of a house or building that is not fully enclosed and shielded from the elements on all sides by roof and walls as determined by the fire code official.

Section F-805.5 “Outdoor Storage” shall be added to read as follows:

Section F-805.5 Outdoor Storage: No person shall place, use, keep, store, or maintain any upholstered furniture not manufactured for outdoor use, including, without limitation, upholstered chairs, upholstered couches, and any mattresses on any open porch, yard, or exterior area of structures, nor suffer or permit such to occur. This shall not apply during a lawful yard sale or garage sale while such furniture is offered for sale; nor shall it apply while such furniture is otherwise lawfully held for garbage collection.

Section F-901.7.5.1 “Emergency Fire Watch by Fire Service Personnel” shall be added to read as follows:

Section F-901.7.5.1 Emergency Fire Watch by Fire Service Personnel: Where property owners or their representatives cannot be summonsed to conduct fire watch and where fire watch is determined to be critical to the safety of the occupants, the fire department may provide the fire watch services until they are relieved by a property representative or until the systems are in normal operation. The fire department may bill for fire watch services. The property owner may be required to pay the amount specified in Section 14-7 of the Urbana Code of Ordinances.

Section F-903.4.1.1 entitled “Connection to Public Water System” is added and reads as follows:

Section F-903.4.1.1 Connection to Public Water System: Water meters and valves on fire service water mains, on the exterior of a building, where required by the water company, shall be located within a vault and the valves shall be locked in the open position. The locks shall be that of the Knox Company and shall be approved by the Fire Code Official. Thus, allowing the Urbana Fire Department the ability to maintain control of the valves. The vault used shall be equipped with a keyed lock and a key shall be kept in the required Knox Box for this property.

Section F-905.2.1 “Minimum Design Pressure” shall be added and read as follows:

Section F-905.2.1 Minimum Design Pressure. Hydraulically designed standpipe systems shall be designed to provide the waterflow rate required by NFPA 14 Section 7.10 at a minimum residual pressure of 100 psi (6.9 bar) at the hydraulically most remote 2 ½ in. (65 mm) hose connection.

Section F-905.3 “Required Installations” shall be amended and read as follows:

Section F-905.3 Required Installations. The exception shall be deleted.

Section F-905.5 “Location of Class II standpipe hose connections” The entire section shall be deleted.

Section F-907.4.2.5 “Protective covers” shall be amended and read as follows:

Section F-907.4.2.5 Protective covers. In Use Groups R-1 and R-2, manual fire alarm pull stations shall be provided with listed manual fire alarm box protective covers. In other Use

Groups, the fire code official is authorized to require the installation of listed manual fire alarm box protective covers to prevent malicious false alarms or to provide the manual fire alarm box with protection from physical damage. The protective cover shall be transparent or red in color with a transparent face to permit visibility of the manual fire alarm box. Each cover shall include proper operating instructions. Such devices shall be readily operable without the use of a key, special knowledge or effort. A protective cover that emits a local alarm signal shall be installed unless approved. Protective covers shall not project more than permitted by Section 1003.3.3.

Section F- F-907.6.7 entitled "Local Alarm Signs," is added and reads as follows:

Section F- F-907.6.7 Local Alarm Signs: Local fire alarm systems shall be equipped with signs stating "When Alarm Sounds, Call 9-1-1." Sign shall be installed in a location to be determined by the Urbana Fire Department.

Section F- 401.5.1 entitled "False Alarm," is added to read as follows:

Section F-1010.2.4 "Locks and Latches" shall be amended to read as follows:

Section F-1010.2.4 Locks and Latches: Entire item number 3 is deleted.

Section F-1023.9 "Stairway Identification Signs" shall be amended to read as follows:

Section F-1023.9 Stairway identification signs: A sign shall be provided at each floor landing in exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the exit enclosure and the color code identification of the stair or ramp. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the enclosure for the fire department. The sign shall be located inside the exit enclosure, centered 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. An additional sign stating the floor number and stair color shall be located on the occupant side of the exit enclosure. Signage shall meet the requirements set forth by the current Illinois Accessibility Code.

Section F-1023.9.1 "Signage Requirements" shall be amended to read as follows:

Section F-1023.9.1 Signage requirements: Stairway identification signs shall comply with all the following requirements:

1. The signs shall be a minimum size of 18 inches (457mm) by 12 inches (305mm).
2. The letters designating the identification of the stair enclosure shall be a minimum 1½ inches (38mm) in height.
3. The number designating the floor level shall be a minimum of 5 inches (127 mm) in height with a stroke width of 0.5 inch (12.7mm) and located in the center of the sign.
4. All other numbers and letters shall be 1 inch high (25.4mm).
5. Characters and their background shall have a non-glare finish. Characters shall contrast with their background.

6. The stairway identification sign shall have an identifying background color; Red, Green, Yellow, Blue, and White and colors listed shall run clockwise starting at the address side of the building as approved by the Fire Department. The background color shall be written on the sign.

7. When signs required by section 1023.9 are installed in interior exit the same material as required by Section 1025.4 shall be used.

Section F-1103.5.6 "Dormitories, Fraternities, Sororities, and Private Certified University Housing" shall be added to read as follows:

Section F-1103.5.6 Dormitories, Fraternities, Sororities, and Private Certified University Housing: An automatic sprinkler system shall be provided throughout ALL Dormitories, Fraternities, Sororities, Private Certified University Housing or similar.

Section 1103.7 entitled "Fire alarm systems," is amended and reads as follows:

Section 1103.7 **Fire alarm systems.** An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.8 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.

Section 1103.7.7 entitled "Fire alarm repair and maintenance," is added and reads as follows:

Section 1103.7.7 Fire alarm repair and maintenance. The existing fire alarm system must be adequately tested and maintained in accordance with Section 901.6 and shown not to create a hazard. During repair or replacement, the system may be required to be upgraded to current code by the fire code official.

Section 1103.7.8 entitled "Fire alarm system Monitoring," is added and reads as follows:

Section 1103.7.8 Fire alarm system monitoring. All fire alarms systems shall be monitored by a central service station by January 1, 2028.

Section F- 5003.6.1 entitled "NFPA 704 Label Specifications," is added and reads as follows:

Section F-5003.6.1 NFPA 704 Label Specifications: Labels when required shall be labeled as follows:

	TOTAL SIZE OF FOUR LABELS	EACH COLORED LABEL	HEIGHT OF NUMBERS	WIDTH OF NUMBERS	THICKNESS OR STROKE
ON BUILDING	30 inches square	15 inches square	9 inches	4.2 inches	15/16 inches
			6 inches	2.8 inches	5/6 inches

EXTERIOR TANK	20 inches square	10 inches square			
TANK INSIDE A BUILDING	15 inches square	7.5 inches square	4 ½ inches	2.1 inches	15/32 inches

All letters and numbers shall be reflective. Building labels shall be placed at a minimum of ten feet and not more than 12 feet from the ground.

The building label shall be placed on the front of the building. Additional building or tank label placement decisions to be determined by the Code Official. These signs shall be classified as official signs under the provisions of Section IX-5 of the Urbana Zoning Ordinance.

Section F-5602.1 Definitions “Fireworks” shall be amended to read as follows:

Section F-5602.1 Definitions “Fireworks”: The term fireworks shall mean and include any explosive composition or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibition nature by explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, sky rockets, Roman candles, bombs or other fireworks of like construction and any fireworks containing any explosive compound; or any tablets or other device containing any explosive substance, or containing combustible substances producing visual effects. The term "fireworks" shall not include snake or glow worm pellets; smoke devices; sparklers; trick noisemakers known as "party poppers", "booby traps", "snappers", "trick matches", "cigarette loads" and "auto burglar alarms"; toy pistols, toy canes, toy guns, or other devices in which paper or plastic caps containing twenty-five hundredths grains or less of explosive compound are used, provided they are so constructed that the hand cannot come in contact with the cap when in place for the explosion; and toy pistol paper or plastic caps which contain less than twenty-five hundredths grains of explosive mixture; the sale and use of which shall be permitted at all times.