City of Urbana

2009 MODEL CODES
ADOPTING ORDINANCE

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Passed: July 18, 2011
Signed: July 28, 2011

ORDINANCE NO. 2011-07-062

AN ORDINANCE
ADOPTING BUILDING AND FIRE SAFETY CODES
WITH ADDITIONS, DELETIONS AND MODIFICATIONS,
AND REPEALING CERTAIN SECTIONS OF THE CODE OF ORDINANCES,
CITY OF URBANA, ILLINOIS

(Chapter Five of the Urbana Code of Ordinances - 2009 ICC Series)

WHEREAS, for the purpose of establishing rules and regulations to protect the public health, safety and welfare with respect to the construction, alteration, moving, removal, demolition, equipment, use, occupancy, and maintenance of buildings and structures, the City of Urbana desires to adopt and to keep current building and fire safety codes; and

WHEREAS, 65 ILCS 5/1-3-2 and 50 ILCS 220/2 both provide that where rules, regulations, and codes for the construction of buildings have been printed in book form, such rules, regulations, and codes, or portions thereof, may be adopted by reference; and

WHEREAS, the Urbana Building Safety Code Board of Appeals reviewed the 2009 International Code Series for adoption by Urbana at a meeting on June 7, 2011 and did recommend adoption of said codes by the City of Urbana; and

WHEREAS, the Urbana Property Maintenance Code Board of Appeals reviewed the 2009 International Property Maintenance Code for adoption by Urbana at a meeting on June 8, 2011 and did recommend adoption of said code by the City of Urbana, and

WHEREAS, three copies of the 2009 International Code Series, including the International Building Code, International Residential Code, International Property Maintenance Code, International Mechanical Code, International Plumbing Code and the International Fire Code containing the rules and regulations hereafter adopted have been filed in the Office of the

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City Clerk for use and examination by the public for at least thirty (30) days prior to their adoption; and

WHEREAS, although three copies of such Codes have been filed with the City Clerk as recited above, this Ordinance adopting such Codes as hereinafter set forth, is adopted pursuant to the provisions regarding home rule of the Illinois Constitution of 1970 and is to be regarded as an exercise of the home rule powers of the City of Urbana.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. All of Chapter 5 of the Urbana Code of Ordinances is hereby repealed upon this Ordinance taking effect.

Section 2. Nothing in this Ordinance or in the Building and Safety Codes herein adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing under the Ordinance hereby repealed; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3. That the attached Chapter 5 of the Urbana Code of Ordinances is hereby enacted, containing the following Articles:

Article I	General
Article II	Building Official
Article III	Building Code
Article IV	Residential Code for One- and Two-Family Dwellings
Article V	Reserved
Article VI	Electrical Code
Article VII	Plumbing Code
Article VIII	Mechanical Code
Article IX	Property Maintenance Code
Article X	Reserved
Article XI	Flood Hazard Areas
Article XII	Mobile Home Parks and Mobile Homes
Article XIII	Fire Prevention Code

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Section 4. Should any section, paragraph, sentence, clause, phrase, or word of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, or section.

Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect as of midnight on the 15th day of August, 2011.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council.

PASSED by the City Council this 18th day of July, 2011.

AYES: Bowersox, Jakobsson, Lewis, Marlin, Roberts, Smyth

NAYS: Stevenson

ABSTAINS:

Phyllis D. Clark, City Clerk

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APPROVED by the Mayor this 28th day of July, 2011.

Laurel Lunt Prussing, Mayor
By: Charles A. Smyth, Mayor Pro-tem

Passed: October 7, 2013
Signed: October 11, 2013

ORDINANCE NO. 2013-09-082

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AN ORDINANCE AMENDING URBANA CITY CODE CHAPTER FIVE, ARTICLE IX, SECTION 5-83

(Regarding Property Maintenance Code Violations - Sections PM-106.4, PM-106.4.1, and PM-106.4.3)

WHEREAS, the City of Urbana ("City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, including the power to regulate for the protection of the public health, safety, and welfare; and

WHEREAS, the City Council heretofore did on the 28th day of July 2011, pursuant to Ordinance No. 2011-07-062, enact Urbana City Code Chapter 5, Article IX, to establish a property maintenance code for the protection of the public health, safety, and welfare; and

WHEREAS, in order to increase the effectiveness of Failure to Comply Tickets for failure to meet deadlines for code compliance, the City Council has directed that the Failure to Comply fine amounts be increased; and

WHEREAS, the City Council finds that amending Article IX, Section 5-83, as provided herein, will protect the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Urbana City Code Chapter 5, "Building, Fire and Flood Safety Codes," Article IX, "Property Maintenance Code," Section 5-83, "Additions, Deletions, Modifications, and Amendments," Sections PM-106.4, PM-106.4.1, and PM-106.4.3 are hereby amended with the underlined text indicating new language and the strike-through text indicating deletions, as set forth in Exhibit "A," which is attached hereto and incorporated herein by reference.

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Section 2. Those sections, paragraphs, and provisions of the Urbana City Code that are not expressly amended or repealed by this Ordinance are hereby re-enacted, and it is expressly declared to be the intention of this Ordinance not to repeal or amend any portions of the Urbana City Code other than those expressly set forth as amended or repealed in this Ordinance. The invalidity of any section or provision of this Ordinance hereby passed and approved shall not invalidate other sections or provisions thereof.

The Code Official, or designee, shall provide to City Council a bimonthly, written report documenting "Failure to Comply" tickets, beginning in January 2014. The report shall include property address, PIN, owner name, fine amounts, date issued, date due, amount paid, date paid, late balance due, violation status, and any other pertinent information. The report shall be included in the Council packet.

Section 3. This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4. The Community Development Department shall undertake a review of the effectiveness of the amendments within six months (6) of the adoption of this Ordinance and shall consider any necessary further modifications at that time.

Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

COPY

PASSED by the City Council this 7th day of October, 2013.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

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APPROVED by the Mayor this 11th day of October, 2013.

Laurel Lunt Prussing, Mayor

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Passed: September 16, 2013
Signed: September 20, 2013

ORDINANCE NO. 2013-09-079

AN ORDINANCE AMENDING URBANA CITY CODE CHAPTER FIVE, ARTICLE XI

(Flood Hazard Areas)

WHEREAS, the City of Urbana ("City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, including the power to regulate for the protection of the public health, safety, and welfare; and

WHEREAS, the City Council heretofore did on the 28th day of July 2011, pursuant to Ordinance No. 2011-07-062, enact Urbana City Code Chapter 5, Article XI, to establish a flood safety code for the protection of the public health, safety, and welfare; and

WHEREAS, changes in federal flood plain management criteria require the City to amend the said Article XI to maintain the City's standing as a participating community in the National Flood Insurance Program; and

WHEREAS, the Urbana Building Safety Code Board of Appeals reviewed the proposed amendment to Article XI at a meeting held on September 5, 2013, and thereafter voted to recommended that the City Council adopt said amendment; and

WHEREAS, the City Council finds that amending Article XI, as provided herein, will protect the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Urbana City Code Chapter 5, "Building, Fire and Flood Safety Codes," Article XI, "Flood Hazard Areas," is hereby amended and as amended shall read as set forth in Exhibit "A," which is attached hereto and incorporated herein by reference.

Section 2. Those sections, paragraphs, and provisions of the Urbana City Code that are not expressly amended or repealed by this Ordinance are hereby re-enacted, and it is expressly declared to be the intention of this Ordinance not to repeal or amend any portions of the Urbana City Code other than those expressly set forth as amended or repealed in this Ordinance. The invalidity of any section or provision of this Ordinance hereby passed and approved shall not invalidate other sections or provisions thereof.

Section 3. This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage.

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This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED by the City Council this 16th day of September, 2013.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:

Phyllis D. Clark
Phyllis D. Clark, City Clerk

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APPROVED by the Mayor this 20th day of September, 2013.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

ARTICLE I: GENERAL

Sec. 5-1. Reserved.

Sec. 5-2. Definitions.

A. 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.

B. 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. Wherever in the Building Code there is a conflict with the Zoning Ordinance of the City, the provisions of the Zoning Ordinance shall apply.*

Sec. 5-4. Contractor Bonds for Right-of-Way Damag*e. 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 20-71 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 offices of Director of Community Development Services and Building Safety Division Manager. The Director of Community Development Services may be referenced to as the Building Official in this Code, and may also assign such duties to the Building Safety Division Manager.*

Sec. 5-12. Appointment. *The Director of Community Development Services and the Building Safety Division Manager shall be appointed by the Mayor with the advice and consent of the City Council.*

Sec. 5-13. Duties. *The duties of the Director of Community Development Services and/or Building Safety Division Manager shall be as follows:*

A. The Director of Community Development Services, or his/her designation of the Building Safety Division Manager, shall be the Building Official of the city and shall issue all building permits and carry on all duties of the Building Official as such term is used elsewhere in city ordinances.

B. The Director of Community Development Services and Building Safety Division Manager 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 BUILDING CODE

Sec. 5-21. Adoption of the 2009 International Building Code. *The 2009 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 2009 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 2009 International Building Code are amended or changed as defined hereinafter:*

Section 101.1 entitled "Title," is modified 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 101.4.1 entitled “Electrical” is modified to read as follows:

Section 101.4.1 Electrical: The provisions of the 2008 National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.6 entitled “Energy” is modified to read as follows:

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

Section 103.1 entitled “Creation of Enforcement Agency” is modified to read as follows:

Section 103.1 Creation of Enforcement Agency: The Director of Community Development Services or his/her designee shall be herein specifically known and referred to in this code as the “Building Official”.

Sections 103.2 and 103.3 are deleted.

Section 104.7 entitled "Department Records," is modified to read as follows:

Section 104.7 Department Records: An official record shall be kept of all business and activities specified in the provisions of this Code, and all such records shall be open to public inspection subject to the statutes and laws of the State of Illinois.

Section 104.8 entitled Liability," is modified 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. 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 modified as follows: Building: #1 and #2 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 indicates an emission source reasonably expected to produce 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 as determined by the Building Official for effectuating odor reductions consistent with industry standards. If the structure is then built, the noxious odor abatement plan will be implemented substantially 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 modified to read as follows:

Section 107.3.1 Approval of Construction Documents: One duplicate set of the approved plans shall be kept at the job site at all times, available to the Building Official at all reasonable times.

Section 107.3.4 entitled “Design Professional in Responsible Charge” is modified to read as follows:

Section 107.3.4 Design Professional in Responsible Charge: When it is required that documents be prepared by a registered design professional, the architect of record shall be the registered design professional in responsible charge unless the owner proposes a different registered design professional in writing and the building official approves this designee. If the registered design professional in responsible charge is unable to continue to perform the duties or if the owner wishes to change the designated design professional in responsible charge, the owner must request in writing that a new registered design professional be designated as the registered design professional in responsible charge and the building official must approve the request.

Section 107.6 entitled "Exterior Storage of Construction Materials," is added and reads as follows:

Section 107.6 Exterior Storage of Construction Materials: The exterior storage of construction materials shall not be allowed beyond 120 days from the date of permit issuance for projects with an estimated cost of construction of less than $50,000.00 which are located within a residential zoning district, unless a temporary storage permit has been issued by the Building Official. (Refer to Chapter 14 of the Urbana Code of Ordinances for the applicable fee.)

The Building Official may issue a temporary storage permit for 30 day intervals, not to exceed 180 days for any project. The exterior storage of construction materials authorized by any such temporary storage permit shall be subject to the requirements for location, visual screening, and weather protection as established by the authority having jurisdiction.

EXCEPTION: Materials which are stored within a structure and which are not visible from the exterior thereof, nor exposed to weathering as determined by the Building Official.

Section 107.7 entitled "Exterior Weather Resistance," is added and reads as follows:

Section 107.7 Exterior Weather Resistance: The exterior of all structures for which a building permit has been issued must comply with the provisions of Section 302.1 of the 2009 International Property Maintenance Code, as adopted by the City of Urbana, within ten months of the issuance of said building permit.

EXCEPTION: The compliance time frame of this section may be extended for cause by the Building Official for projects of unusual complexity or size. All such extensions must be made in writing and be made part of the active file for the project.

The provisions of this Ordinance shall apply not only to all newly issued building permits, but also to any building permits previously issued.

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

Section 109.2 Schedule of Permit Fees: The fees for plan examination, building permits, demolition permits, moving permits, signs, and all other types of permits shall be prescribed in the License and Permit Ordinance, referenced as Chapter 14 in the Urbana Code of Ordinances.

Section 109.6 entitled “Refunds” is deleted.

Section 111.2 entitled “Certificate Issued,” is modified as follows:

Section 111.2 Certificate Issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Division of Building Safety, the Building Official shall issue a Certificate of Occupancy.

Section 113.4 entitled, "Means of Appeals," is added and reads as follows:

Section 113.4 Means of Appeal: Any person shall have the right to appeal to the Building Safety Code Board of Appeals from a decision of the Building Official refusing to grant a modification to the provisions of this Code covering the manner of construction or materials to be used in the erection, alteration, or repair of a building or structure. 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 form of construction can be used.

Section 113.4.1 entitled “Time Limit for Appeals” is added and reads as follows:

Section 113.4.1 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.

Section 113.4.2 entitled “Codes That May Be Appealed” is added and reads as follows:

Section 113.4.2 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:

A. 2009 International Building Code
B. 2009 International Residential Code
C. 2009 International Mechanical Code
D. 2009 International Fire Prevention Code
E. 2009 International Plumbing Code
F. 2008 National Electrical Code

Section 113.5 entitled “Membership of the Building Safety Code Board of Appeals” is added and reads as follows:

Section 113.5 Membership of the Building Safety Code Board of Appeals: The Building Safety Code Board of Appeals shall be comprised as follows: one licensed electrician or electrical engineer; one licensed plumber or mechanical engineer; one architect; one building contractor; and one attorney. 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.

Section 113.5.1 entitled “Alternate Members” is added and reads as follows:

Section 113.5.1 Alternate Members: In addition to the members herein referred to, the Mayor shall initially appoint two alternate members subject to confirmation of the corporate authorities. 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 three years. There are no special trade requirements for membership of alternates.

Section 113.5.2 entitled “Chair of Board and Board Rules” is added and reads as follows:

Section 113.5.2 Chair of Board and Board Rules: The Mayor shall appoint one of its members to 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.

Section 113.5.3 entitled “Disqualification of Member” is added and reads as follows:

Section 113.5.3 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional, or financial interest.

Section 113.6 entitled “Notice of Meeting” is added and reads as follows:

Section 113.6 Notice of Meeting: The Board shall meet upon notice of the Chair or the Building Official within 20 working days of filing of an appeal or at stated periodic meetings if arranged by the volume of work.

Section 113.7 entitled “Open Meetings” is added and reads as follows:

Section 113.7 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.

Section 113.8 entitled “Board Decision” is added and reads as follows:

Section 113.8 Board Decision: The Board shall modify or reverse the decision of the Building Official by a majority vote of those members present. The decision of the Board shall be by formal motion. Copies shall be furnished to the appellant and to the Building Official.

Section 114.4 entitled "Violation Penalties," is modified 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 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 115.3 entitled "Unlawful Continuance," is modified to read as follows:

Section 115.3 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 subject to the penalties as prescribed in Section 114.4.

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

Section 116.4 Method of Service: The unsafe notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section 502.1 entitled “Definitions,” is modified to read as follows:

Grade Plane: A reference plane representing the average of finished ground level adjoining the building at all exterior walls without the exemption of any areas used for loading docks, driveways, ramps, or stairs. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line. Where the lot line is less than 15 feet from the building, the site may not be filled so as to raise the grade plane for the purposes of classifying a level as a story below grade.

Section 907.9 entitled “Testing,” is added and reads as follows:

Section 907.9 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 907.10 entitled "Notification to the Fire Department," is added and reads as follows:

Section 907.10 Notification to the Fire Department: No fire protection system may be disconnected or shut off without approval from the Fire Official. Where a supervised system transmits a "trouble" signal (as opposed to an alarm signal in a fire situation) the receiving station or agency shall notify the Fire Official immediately and shall then notify the owner of the system. It is intended here that the Fire Department be notified when a fire alarm system is not working properly, or is in trouble, but not that the fire department dispatch vehicles or notify the owner.

Section [F] 909.3 Special inspection and test requirements is deleted.

Section [F] 909.18.8 Special inspections for smoke control are deleted in its entirety.

Section 1007 Accessible Means of Egress is deleted in its entirety.

Section 1012.6 entitled “Handrail Extensions” is modified to read as follows:

Section 1016.6 Handrail Extensions: Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser and then extend horizontally at least 12 inches.

Chapter 11 entitled "**Accessibility**" is substituted with the following:

Section 1101.1 Scope: The provisions of this Chapter shall control the design and construction of facilities for accessibility to physically disabled persons.

Section 1101.2 Design: Where applicable, all buildings or structures, shall comply with the State of Illinois Environmental Barriers Act of 1985 and the State of Illinois Accessibility Code.

Section 1101.2.1 Covered Multifamily Buildings: In buildings or portions thereof of use group R-2, containing four or more dwelling units, all such dwelling units in buildings with an elevator, or the ground floor dwelling units in other buildings (of the R-2 group and four or more dwelling units without an elevator) shall be designed and constructed in such a manner that:

(A) At least one accessible entrance on an accessible route is provided to each such building;
(B) The public and common use portions of such buildings are readily accessible to and useable by individuals with disabilities;
(C) All buildings subject to these requirements shall have a minimum of ten percent (10%) of the total number of dwelling units therein, but not less than two units, located on the ground floor level;
(D) All doors that allow passage into and within all such buildings and into and within all dwelling units subject to these requirements are sufficiently wide to allow passage by persons with disabilities who use wheel chairs;
(E) The adaptable dwelling units shall be proportionately distributed throughout all types of units and locations. The adaptable units within a building shall provide comparable area and number of rooms and shall provide the same design elements.
(F) When the accessible floor level contains parking spaces within the building perimeter adjacent to the dwelling units, the following requirements shall apply:

1.) The common walls between the parking area and the dwelling units shall have a sound transmission rating of not less than 55 for airborne noise when tested in accordance with ASTM E90. EXCEPTION: Designs that incorporate an access corridor between the dwelling unit and the parking area separation wall shall have a sound transmission rating of not less than 45 for the dwelling unit wall.
2.) The accessible route to the adaptable dwelling units shall provide the same weather protection characteristics of the route to other dwelling units.
3.) All design elements provided to the non-adaptable dwelling units shall also be provided to the adaptable dwelling units.
4.) Adaptable dwelling units shall be placed in a manner that will locate a minimum of two units together.
5.) Doors from the dwelling unit shall not be permitted to open directly into the parking area.

(G) All dwelling units subject to these requirements shall contain the following features of adaptable design:
1.) An accessible route into and through the dwelling unit;
2.) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
3.) Reinforcement in bathroom walls to allow later installation of grab bars around the toilet, tub shower stall, and shower seat, where such facilities are provided and;
4.) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Section 1101.2.2 "Referenced Standards and Guidelines" The elements specified in Section 1101.2.1 shall comply with the Illinois Accessibility Code, (Section 400.360 Requirements for Adaptable Dwelling Units.

Section 1211 entitled "Security Standards for Residential Structures is added and reads as follows:

Section 1211.0 Security Standards for Residential Structures

Section 1211.1 Where Required: All buildings of Use Group R-1, R-2, R-3, and R-4 shall comply with the requirements of this Section as defined in 1211.1.1 through 1211.1.3.

Section 1211.1.1: All new buildings constructed after the effective date of this Ordinance.

Section 1211.1.2: All buildings constructed after the effective date of Ordinance No. 7677-13 (previous Urbana Security Ordinance).

Section 1211.1.3: All existing buildings which are altered or remodeled, as required in Section 3403 of this Code and/or where required by the International Property Maintenance Code, as modified.

Section 1211.2 Definitions: Exterior shall mean that portion of a building or structure that provides access from the outside of the building or structure, or a part thereof. Exterior includes but is not limited to those portions of individual dwelling units constructed in a common building or structure which are accessible to persons not residing within that particular dwelling unit. This definition also includes doors leading from garage areas into various residential dwellings. For the purposes of this Section, only boarding houses, rooming houses, and dormitories shall be considered one dwelling unit.

Section 1211.3 Exterior Swinging Doors: All exterior swinging doors to individual dwelling units shall swing inward, wherever practical, and shall comply with Sections 1211.3.1 through 1211.6. In all cases, doors shall comply with door swing, hardware requirements, fire ratings, etc. as indicated in other Sections of this Code.

Section 1211.3.1 Wood Doors: Wood doors shall be of solid core wood construction with a minimum thickness of one and three-quarter (1-3/4) inches.

Section 1211.3.2 Metal Doors: Metal doors shall have a minimum thickness of one and three-quarters (1-3/4) inches, and shall be reinforced for security hardware, where required by this Section, and recommended by ANSI A151.1 - 1980 or other approved nationally recognized standards.

Section 1211.3.3 Multiple Doors: Where pairs of doors are used they shall comply with the requirements of this Section. Inactive leafs shall be equipped with flush or surface bolts, protected by hardened material with a minimum throw of three-quarters (3/4) inch at the head and foot of the door. Active leafs shall be equipped with hardware as required in Section 1211.5. Alternative means of securing multiple door installations may be used when approved by the Building Official where equal security and safety is provided.

Section 1211.4 Frames: The exterior jambs shall be reinforced at the point where the lock(s) engage(s) the jamb.

Section 1211.4.1 Strike Plates: Strike plates shall be firmly secured with a minimum of two screws having a minimum length of two and one-half (2-1/2) inches each. Screws shall penetrate framing members behind the jamb. In other than wood construction, the manufacturer's recommendations shall be followed.

Section 1211.5 Hardware: Except where provided in this Section, all doors shall be secured with a single-cylinder deadbolt with a minimum one inch throw which penetrates the strike not less than three-quarters (3/4) inches:

A. Deadbolts shall be case hardened material.
B. Cylinders shall be designed or protected so that they cannot be gripped by pliers or other wrenching devices.
C. Deadbolt locks shall be openable from the inside without the use of a key or special knowledge, (double-cylinder deadbolts are not permitted), and parts thereof shall not bear any numbers or

letters which may reveal a combination from which a key or similar controlling device could be fashioned and which could deactivate the locking device.

Section 1211.5.1 Hinges: In situations where outward swinging doors are used, or where the hinge pin is located where such can be removed to gain entrance, safety hinge studs or non-removable pins shall be used.

Section 1211.5.2 View Finders: Where observation is not otherwise possible, the main entrance to each individual dwelling unit shall be provided with a peephole or view finder to be located not less than four and one-half (4-1/2) feet or more than five (5) feet above the floor.

EXCEPTION: Buildings of Use Group R-1.

Section 1211.6 Glazing: In other than Use Groups R-3 and R-4, glazing located within 36 inches of the locking mechanism shall be:

A. Glazing of an unbreakable material.
B. Protected on the inside with grill work, designed to prevent deactivation of the lock by reaching in.

Section 1211.7 Exterior Patio Type or Sliding Doors and Locking Hardware: All patio type or sliding doors opening onto patios or balconies which are two stories above ground level or less or which are otherwise accessible from the outside shall comply with the following requirements:

Section 1211.7.1: Patio type or sliding doors shall not be used or installed as exterior doors to the main entrance of any individual dwelling unit.

Section 1211.7.2: All single sliding patio doors shall have the movable section of the door sliding on the inside of the fixed portion of the door, except as provided in Subsection 1211.7.5 of this Section.

Section 1211.7.3: Deadbolt locks shall be provided on all single patio doors. If the lock is operable from the outside, it shall be activated by a key utilizing a cylinder or pin tumbler construction. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel inserts and shall be capable of withstanding a force of 300 pounds applied in any direction. The lock bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The strike area shall be reinforced to maintain effectiveness of bolt strength.

Section 1211.7.4: Double sliding patio doors must be locked at the meeting rail and meet the locking requirements of Section 1211.7.3.
Section 1211.7.5: Alternate methods for securing doors with movable sections of the door sliding on the outside of the fixed portion of the door must be approved by the Building Official.

Section 1211.8 Keys: A tenant's key shall activate the locking device to no more than one individual dwelling unit.

Section 1211.9 Garages and Parking Facilities: Doors accessing parking areas or garages located in or under buildings of Use Group R shall comply with all requirements of this section.

Section 1211.9.1 Use Group R-3 and R-4: Buildings of Use Group R-3 and R-4 shall not have doors accessing garage areas from the residential areas unless such doors comply with the requirements of this Section.

Section 1211.9.1.1 Garage Doors: Any garage door in any one- or two-family dwelling, whether it be overhead, roller-type, swing, or sliding, shall be so equipped that it is capable of being locked. Specific locking devices to be employed shall be of one or more of the following types: throwbolt or flushbolt; deadbolt; cylinder-type lock; padlock and hasp; or an electronic power operated mechanism with automatic

locking capabilities. When a garage door provides the only access to the exterior from the garage, the above locking device must be openable from the inside without the use of keys.

Section 1211.10 Exterior Windows: All exterior windows located less than 12 feet above grade, or any other accessible exterior level shall comply with the following requirements:

Section 1211.10.1 Window Construction: Windows shall be so constructed that they cannot be lifted from their frames when locked and shall be equipped with a locking device capable of withstanding reasonable force when fully engaged.

Section 1211.10.2 Louvered Windows: Louvered windows with removable glass or windows which can be manually maneuvered from the exterior shall not be permitted.

Section 1211.11: The address and exterior door(s) of all dwelling units shall be capable of being adequately illuminated.

Section 1211.11.1: Buildings of Use Group R-1 and R-2 shall provide such illumination at all times. Switches shall not be permitted except by timer or light sensing devices which are designed to operate when daylight fails. All bulbs shall be protected with break resistant or vandal proof covers, and where exposed to the elements, a weatherproof cover.

Section 1212.0 entitled “Carbon Monoxide Detectors” is added and reads as follows:

1212.0 Carbon Monoxide Detectors:

1. Every dwelling unit shall be equipped with at least one approved carbon monoxide detector alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, referenced standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

2. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.
3. The carbon monoxide alarms may be either battery powered, plug-in with battery backup, or wired into the structure’s AC power line with secondary battery back-up.

EXCEPTIONS: The following residential units shall not require carbon monoxide detectors:

1. A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water, is not connected in any way to a garage, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Official, to receive carbon monoxide from that source.
2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Official.

Section 1301.1.1 entitled “Criteria” is modified as follows:

Section 1301.1.1 Criteria: Buildings shall be designed and constructed in accordance with the Illinois Energy Code.

Section 1806.1.1 entitled "Maximum Assumed Soil Bearing Capacity," is added and reads as follows:

Section 1806.1.1 Maximum Assumed Soil Bearing Capacity: The maximum allowable design soil bearing pressure permitted without supportive soil tests shall be 1500 pounds per square foot.

Section 1805.2.1.1 entitled "Frost Line," is added and reads as follows:

Section 1805.2.1.1 Frost Line: The minimum design frost line depth shall be 32 inches below grade.

Section 2701.1 entitled "Scope" is modified as follows:

Section 2701.1 Scope: This Chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the National Electrical Code as adopted by the City of Urbana.

Section 2702.1 entitled “Installation” is modified as follows:

Section 2702.1 Installation: Emergency and standby power systems shall be installed in accordance with the 2002 National Electrical Code, NFPA 110 and NFPA 111.

Section 3001.5 entitled "Periodic Tests," is added and reads as follows:

Section 3001.5 Periodic Tests: Periodic tests shall be required on all new and existing power elevators. Periodic tests shall be made by an approved agency at the expense and responsibility of the owner. A detailed report of the tests shall be submitted to the Building Official on approved forms not more than 30 days following the completion of the tests.

Section 3001.5.1 Periodic Test Intervals: Periodic tests shall be made at intervals not exceeding those set forth in ASME A17.1 listed in Chapter 35-Referenced Standards. Additional or more frequent tests or inspections may be required by the Building Official.

Section 3001.6 entitled "Annual Operating Permit," is added and reads as follows:

Section 3001.6.1 General: The operation of all equipment governed by the provisions of this article and hereafter installed, relocated, or altered shall be unlawful by persons other than the installer thereof until such equipment has been inspected and tested as herein required and an operating permit has been issued by the Building Official.

Section 3001.6.2 Limited Certificate of Operation: The Building Official may issue a limited certificate of operation for any equipment covered by this article, which is hereafter being installed, relocated, or altered, to permit its limited use by the person designated therein during the period of such installation, relocation, or alteration. Such certificate shall be signed by the Building Official, shall bear the dates of issue, renewal, and expiration, and shall designate the class of service allowed.

Section 3001.6.3 Tests and Minimum Safeguards Required: A limited certificate shall not be issued for an elevator until such elevator has satisfactorily passed tests for rated load, car and counterweight safety, and terminal stopping devices. Permanent or temporary guards and enclosures shall be installed on the car, around the hoistway, and at the landing entrances. Equipment other than elevators shall be tested and protectives provided as deemed necessary by the Building Official to insure safe operation for the limited service specified.

Section 3001.6.4 Special Conditions: Automatic and continuous-pressure operation elevators shall not be placed in temporary operation from the landing push-buttons unless the door locking device and interlocks required by ASME A17.1 listed in Appendix A are installed and operative. When the car can be operated only from the inside, landing entrance guards shall be provided with locks that can be released from the hoistway side only.

Section 3001.6.5 Operating Permit, Issuance: Annual operating permits shall be issued by the Building Official, for each unit of equipment, existing or new, referenced by this Section, upon receipt of the testing as required in Section 3001.5 and the prescribed fee as described in Chapter 14 (Licenses and Permits) in the Code of Ordinances of the City of Urbana.

EXCEPTION: Manlifts, industrial lifts, loading ramps, automotive lifts, and conveyors.

Section 3001.6.6 Expiration of the Operating Permit: Operating permits for all new and existing equipment shall expire at the end of each fiscal year of the City of Urbana, and may be renewed only upon submittal of the annual test reports as required in Section 2602.3 and submittal of the fees as described in Chapter 14 of the Code of Ordinances of the City of Urbana.

Section 3001.6.7 Posting Operating Permit: The owner or lessee shall post the last issued operating permit in a conspicuous place available to the Building Official.

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

Section 3103.3 Location: Tents and air-supported 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.

Chapter 32 – Encroachments into the Public Right-of-Way is substituted with the following:

Chapter 32 Encroachments into the Public Right-of-Way

Section 3201 General.

Section 3201.1 Scope: The provisions of this Chapter shall govern the encroachment of structures into the public right-of-way.

Section 3201.2 Approval: Any encroachment into the public right-of-way must be approved by the City Engineer.

Section 3303.7 entitled "Permits for Demolition," is added and reads as follows:

Section 3303.7 Permits for Demolition: No building or structure shall be demolished or removed without obtaining a demolition permit. Applications for demolition permits shall be in a form approved by the Building Official and shall include the estimated time necessary to complete the demolition. The estimated time necessary to complete the demolition may be set by the Building Official in emergency situations as prescribed in Section 115 of this Code. The estimated time for completion shall not exceed 90 days from date of application. Failure to complete the work within 90 days may be deemed a violation of the Building Code and may be subject to the penalties therein. Extensions of the time period, by an additional 30 days may be granted for cause by the Building Official upon a request for such in writing from the permit holder. Fees shall be paid as prescribed in Section 108. The Building Official may waive the permit requirements for demolition of accessory structures where no foundation exists to be removed and no grading is required.

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 "General Requirements for Demolition," is added and reads as follows:

Section 3303.9 General Requirements for Demolition: All demolition work shall be carried out in accordance with the requirements of Chapter 33 (safeguards during construction) of this Code and in accordance with the following specifications:

A. All noncommon 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.

B. Backfilling: Masonry rubble not exceeding twelve (12) inches in the greater dimension may be used as backfill, however, such masonry rubble may not exceed 35% of the total backfill material. No other demolition materials, no wood, frozen materials, or putrescibles may be used for backfill.

C. 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 unless the excavation abuts an existing building. Finish grading shall be designed to prevent the ponding of water.

D. 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. All abandoned drive accesses to the property must be removed and/or effectively closed to prevent illegal parking on City right-of-way and/or the vacant lot.

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.

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.

Section 3310.1 entitled "Stairways Required" is modified as follows:

Section 3310.1 Stairways Required: When a building has been constructed to a greater height than 35 feet or two stories, or when an existing building exceeding 35 feet in height is altered, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

Section 3410.2 entitled "Permits," is added and reads as follows:

Section 3410.2 Permits: No work shall be performed without first obtaining the necessary permits including building, demolition, moving, plumbing, electrical, HVAC, and right-of-way permits.

Section 3410.3 entitled "Moving Permits," is added and reads as follows:

Section 3410.3 Moving Permits: No building or accessory structure shall be moved through or over any street in the city, or from one lot to any other lot in the city without first obtaining a moving permit. The Director of Public Works may waive the moving permit and fee requirements for the moving of small accessory structures which will not interfere with traffic and which will not otherwise affect public property.

Section 3410.4 entitled "Demolition Permit and Building Permit Required," is added and reads as follows:

Section 3410.4 Demolition Permit and Building Permit Required: No moving permit shall be issued until such time as a demolition permit has been issued, per the requirements of Section 3303.7 of this Code, for buildings to be moved from a location within the jurisdiction of the City of Urbana and no moving permit shall be issued until such time as a building permit has been issued, per the requirements of this Code for a building to be relocated onto a site located within the jurisdiction of the City of Urbana.

Section 3410.5 entitled "Application for Moving Permit," is added and reads as follows:

Section 3410.5 Application for Moving Permit: Application for a moving permit shall be made as follows:

A. Application shall be made to the Building Official for buildings or structures to be moved from one property to another without crossing any street, alley, or public right-of-way. The moving permit may be issued as a part of the building permit for the project. The Building Official may issue a permit based upon the completed application and a determination that the proposed timing and duration of the move shall not unduly interfere with public safety and convenience. The application for the moving permit shall be made in conjunction with the application for the building permit and shall include the following:

1. An estimate of the number of days which will be required for the move. Such estimate shall not exceed the time reasonably necessary to move said building.
2. Written permission from the property owners of any property to be crossed which are not owned by the applicant.
3. A statement from the Building Official indicating that the building or structure has been inspected and is capable of complying with Urbana Property Maintenance Codes.
4. A copy of an application for a demolition permit.
5. The permit fees as required in Section 108.

B. Application shall be made to the Director of Public Works for any building or structure to be moved on or across any street, alley, or public right-of-way. The Director of Public Works may issue a permit based upon the application and a determination that the proposed timing, duration, and route of the building move shall not unduly interfere with the public safety and convenience, and will not unreasonably expose public or private property to damage from the building movement activity. Such application shall be made on a form approved by the Director of Public Works and shall include:

1. A detailed description of the proposed work, including dimensions of the building and the street widths including bridge and tunnel dimensions.
2. The number of days during which the building shall occupy any portion of the street, sidewalk, park, or other public place.
3. An estimate of the weight of the building.
4. A statement from public utilities that arrangements have been made for the temporary relocation and/or repair of such utility where interference is necessary for relocation of the building.
5. Every person applying for a permit under this Section shall submit with the application a bond with at least two sureties thereon to be approved by the City Attorney, conditioned upon the compliance by the applicant with all the provisions of this Section, including the payment for repair of all damages to public property or public improvements which damages may arise out of the moving of such building and conditioned upon the person

applying for a permit removing any debris which falls on the public right-of-way as a result of the structure being moved.

6. A copy of the demolition permit and/or the building permit as required in Section 106.3.
7. A copy of any permit required for moving a building or structure on or across a State of Illinois right-of-way.
8. A statement from the Building Official indicating that the building or structure has been inspected and is capable of complying with Urbana codes.
9. The required moving permit fees as prescribed in Chapter 14 (licenses and permits) in the Urbana Code of Ordinances.
10. An inventory of route conflicts with trees and municipal facilities by street address.
11. When the route crosses a bridge or tunnel, a registered Structural Engineer must provide a structural analysis of these structures at the applicant's expense.
12. The applicant may be required to enlist the services of a professional tree trimmer that is approved by the City of Urbana.
13. The applicant for the moving permit shall provide a list of the last known tax payers of record as reflected in the Champaign County records of all property adjacent to or within 250 feet in each direction of the property to which the structure or building is to be relocated. The measurement of all public roads, streets, alleys, and other public right-of-ways shall be excluded in determining the 250 foot requirement. Notice of said moving permit application shall be mailed first class to property owners adjacent or within 250 feet, by the Public Works Director, at least seven working days prior to the stated move date. Said notice shall provide the date the move is to occur and a date, time, and place at which the Urbana City Council shall hear the moving permit request if a meeting is scheduled or special meeting arranged.

C. The Urbana City Council at a regular City Council meeting, Committee meeting of the whole, or Special Council meeting shall review, within ten working days of completed application submission, the moving permit request and approve or disapprove said permit by motion and simple majority vote of those present. In the event a regular City Council meeting or Committee meeting of the whole is not scheduled within ten days of the date of completed application submission, the Mayor and Council will be notified pursuant Section 2-25(b) of Urbana City Code of a special meeting. In the event a regularly scheduled Committee meeting or Council meeting does not occur within the ten day period and a quorum of the Council cannot agree to a special meeting date within three working days of the application, the permit shall be automatically issued on the tenth day.

Section 3410.5.1 entitled "Conflicts with Municipal Facilities," is added and reads as follows:

Section 3410.5.1 Conflicts with Municipal Facilities: In addition to any required fees, the applicant for a moving permit shall be responsible for the cost(s) involved in any conflict with city facilities which requires temporary relocation, such as the relocation of street signs, light poles, traffic signals, tree trimming, etc., and the applicant shall be responsible for the cost of any traffic control which is provided by the City. The cost for such shall be determined by the Public Works and Police Departments of the City of Urbana, Illinois.

Section 3411 entitled” Accessibility for Existing Buildings” is deleted.

Appendix A entitled “Employee Qualifications” is deleted.

Appendix B entitled “Board of Appeals” is deleted.

Appendix E entitled “Supplementary Accessibility Requirements” is deleted.

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

Section H101 Scope: The provisions of this Article shall govern the construction, alteration, repair, and maintenance of all signs together with their appurtenant and auxiliary devices in respect to structural and fire safety.

Section H102 Zoning Ordinance: All signs shall comply with the Zoning Ordinance.

Section H103 Plans, Specifications, and Permits:

Section H104 Owner's Consent: Before any permit is granted for the erection of a sign, plans and specifications shall be filed with the Building Official showing the dimensions, materials, and required details of construction, including loads, stresses, and anchorage. The applications shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.

Section H105 New Signs: A new sign shall not hereafter be erected, constructed, altered, or maintained except as herein provided, and until after a permit has been issued by the Building Official.

Section H106 Alterations: A sign shall not be enlarged or relocated except in conformity to the provisions of this Article 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 this Article are not violated.

Section H107 Unsafe and Unlawful Signs:

Section H107.1 Unlawful Signs: The location or positioning of signs listed in the following Sections shall be considered unlawful.

Section H107.1.1 Egress Obstructions: A sign shall not be erected, constructed, or maintained so as to obstruct any fire escape, means of egress, window or door opening used as an element of a means of egress or to prevent free passage from one part of a roof to another part thereof or access thereto as required by the provisions of Article 8 or for the fire fighting forces having jurisdiction.

Section H107.1.2 Obstruction to Ventilation: A sign shall not be attached in any form, shape, or manner which will interfere with any opening required for ventilation by Article 7; except that such signs may be erected in front of and may cover transom windows when not in violation of the provisions of this code.

Section H108 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 H109 Removal: The Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this article.

Section H110 Maintenance: All signs for which a permit is required, together with all 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.

Section H111 Housekeeping: It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary, and healthful condition.

Section H112 Inspection: Every sign shall be subject to the inspection and approval of the Building Official.

Section H113 General Requirements for All Signs

Section H113.1 Construction: All signs shall be designed and constructed in conformance with the provisions for materials, loads, and stresses of this Code and the requirements of this Article.

Section H113.2 Design Loads: Loads listed in Chapter 16 shall be the minimum for the design of signs.

Section H113.2.1 Wind: All signs shall be designed and constructed to withstand wind pressure as provided in Section 1609.

Section H113.2.2 Earthquake: Signs adequately designed to withstand wind pressures shall generally be considered capable of withstanding earthquake shocks, except as provided in Section 1614.5.

Section H113.3 Illumination: A sign shall not be illuminated by other than electrical means and electrical devices and wiring shall be installed in accordance with the requirements of NFPA 70 listed in

Appendix A. Any open spark or flame shall not be used for display purposes unless specifically approved by the Building Official.

Section H113.4 Ornamental Features: Wood or approved plastic as provided in Chapter 26 or other materials of combustible characteristics similar to wood when used for moldings, cappings, nailing, blocks, letters, and latticing shall comply with the provisions of this Code and shall not be used for other ornamental features of signs, unless approved.

Section I104.2 entitled footings is modified to read as follows:

Section I104.2 Footings: Where designed by an architect or structural engineer to allow for frost heave movement, patio covers may be supported on concrete slabs a minimum of 3½ inch thick.

Appendix I – Patio Covers is adopted in its entirely as part of this code.

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

ARTICLE IV RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS

Sec. 5-31. Adoption of the 2009 Edition of the International Residential Code for One- and Two-Family Dwellings. *The 2009 edition of 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 2009 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 2009 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 2009 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 2009 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-101.2.1 entitled “Manufactured and Mobile Homes” is added and reads as follows:

Section R-101.2.1 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-105 entitled, "Permits” is modified and reads as follows:

Section R-105 Permits: The permit procedures for structures covered by this Code shall be those outlined in Chapter 1 of the 2009 International Building Code, as adopted by the City of Urbana.

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

Section R-113.2.1 Service of Notices: Whenever this Code requires the Building Official to serve notice to the owner of a building or structure, the notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

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 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.

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

Ground Snow: 20 pounds per square foot.

Wind Speed: the minimum design wind speed shall be 90 mph 3 second gust.

Seismic Zone: Seismic zone shall be zone “B”.

Weathering: The weathering index shall be "Severe."

Winter Design Temperature: the winter design temperature is four degrees below zero.

Frost Line Depth: The minimum frost line shall be 32 inches below grade.

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

Decay: The jurisdiction is subject to slight 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 March 1, 1984.

Air Freezing Index: Air freezing index is 1265.

Mean Annual Temperature: The mean annual temperature is 51.9 degrees Fahrenheit.

Section R-302.2 entitled “Townhouses” is amended to read as follows:

Section R-302.2 Townhouses: Each *townhouse* shall be considered a separate building and shall be separated by a 2-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 if such wall assemblies do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.

Exception: A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if the townhouse is protected by a fire sprinkler system in conformance with section R302 and R313 and if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with NFPA 70. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Section R-313.1 entitled “Townhouse automatic fire-sprinkler systems” is amended to read as follows:

Section R-313.1 Townhouse automatic fire-sprinkler systems. If an automatic residential fire sprinkler system is installed in townhouses, it shall comply with Sections 302 and 313.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

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. If an automatic residential fire sprinkler system is installed in one- and two-family dwellings, it shall comply with sections R302 and R313.

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 R-324 entitled “Visitability” is added and reads as follows**:**

Section R-324 Visitability: Reference Appendix M of Article 4.

EXCEPTION: Any new building for which a building permit has been issued prior to September 18, 2000.

Section M-1408 entitled “Vented Floor Furnace” is deleted in its entirety.

Section M-1601.1 entitled “Above Ground Duct Systems” is amended to read as follows:

Section M-1601.1 Above Ground Duct Systems: Fibrous glass air ducts (duct board) is not permitted in any use group.

Section M- 2433 entitled, "Log Lighters," is modified and reads as follows:

Section M-2433 Log Lighters: Gas log lighters are prohibited.

Section M- 2436.7 entitled, "General," is added and reads as follows:

Section M-2436.7 General: 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 P- 2601.1.1 entitled, "Scope," is added and reads as follows:

Section P- 2601.1.1 Scope: The provisions of this Code are an addition to any applicable State of Illinois Statutes regarding plumbing installations and materials.

Section P- 2903.7.1 entitled, "Size," is modified and reads as follows:

Section P- 2903.7.1 Size: The minimum plastic water service size shall be one-inch iron pipe size and tracer wire is required on non metallic pipe.

Appendix F entitled “Radon Control Methods” is deleted in its entirety.

Appendix I entitled “Private Sewage Disposal" is deleted in its entirety.

Chapter 33, Part VIII Electrical, is deleted in its entirety.

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

Appendix M “Visitability”:

Section AM-101 Scope

The provisions of this Appendix shall control the design of 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 supersede other requirements of this code.
Section AM–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 AM-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.

Alternate methods to the specific clearance to grade and slope requirements of sections R-401.3 and R-404.1.6 respectively, may be approved by the Building Official to achieve the requirements of this Section.

Section AM-104 Visitability Features

AM-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.

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

AM-104.2.1 Grade: Sidewalks and ramps that are part of a visitable route shall have the maximum slope and length shown in Table Number F-104.1

Table AM-104.1 – Maximum Grade and length for visitable route elements

Element	Grade	Length
Sidewalks	1/20	N/L
Type 1 Ramp	1/8	5 feet (Max 7 feet 6 inches rise)
Type 2 Ramp	1/10	12 feet (Max 14 feet 6 inches rise)
Type 3 Ramp	1/12	30 feet (between landings)

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

AM-104.2.3 Landings: Landings in a visitable route shall be not less than 36" by 36" clear or shall meet the requirements of Section 400. Illustration B, Figures 7 or 25 of the Illinois Accessibility Code – (April 24, 1997) whichever is greater.

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

AM-104.2.5 Drainage cross slope: Cross slope shall be no greater than 1/50.

AM-104.3 Doors/Openings: 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.

AM-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.

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

AM-104.6 Environmental Controls

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

AM-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 AM-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 (Board). 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.

Section 3. New Construction. The provisions of this Appendix shall not apply to:

(a) any building for which a building permit has been issued prior to September 18, 2000; and

(b) any building for which a building permit has been applied for prior to September 18, 2000 if a building permit is subsequently issued on the basis of such application within six (6) months of the date of the original application; and

(c) any building to be constructed on the following described tract, because requests for development proposals for such tract have already been issued prior to the passage of the Ordinance adopting these provisions.

TRACT VII

A part of the Southeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

All of the following described tract except the North 90 feet of even width thereof:

Beginning on the East line of the Southeast Quarter of said Section 16 at a point 19.04 feet Northerly of the Southeast corner of said section; thence North 89°-57'-55" West 120.00 feet to the Southeast corner of Lot 8 of Weller's Lincolnwood – Third Section as recorded in the Office of the Recorder of Champaign County in Plat Book Y at page 147; thence North 0°-02'-05" East, the meridian being the same as used for said subdivision, 180.00 feet along the boundary of said subdivision; thence North 89°-57'-53" West 9.14 feet to the Southeast corner of Lot 7 of said subdivision; thence North 0°-02'-05" East 300.67 feet to a platted bend point; thence North 6°-23'-53" West 34.35 feet to the Southeast corner of Lot 2 of said subdivision; thence North 13°-51'-30" East 42.04 feet to the Southwest corner of Lot 1 of said subdivision; thence South 89°-35'-11" East along the South line of said Lot 1 and the Eastward extension of said lot line 126.61 feet to the East line of the Southeast Quarter of said Section 16; thence South 0°-25'-51" West 554.8 feet to the

Point of Beginning, containing 1.3568 acres, more or less, all situated in the County of Champaign, State of Illinois.

Together with the following described adjacent public right-of-way which is by operation of law, automatically annexed with the adoption of this annexation ordinance pertaining to this parcel:

A portion of E. Florida Avenue Right-of-way encompassing 0.008 acres (364.39 sq. ft.), more or less.

TRACT IX

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southeast corner of the West Half of said Southwest Quarter; thence, N 0°-43'-10" W, along the East line of said West Half, 19.04 feet, to an old fence line as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point also being the Point of Beginning; thence, N 89°-37'-47" W, along said fence line, 581.67 feet; thence, N 0°-22'-13" E, 215.00 feet; thence, N 39°-39'-30" W, 224.96 feet; thence, N 0°-04'-19" E, 175.00 feet, to the South line of Weller's Lincolnwood Second Section; thence, S 89°-55'-41" E, along said South line, 568.33 feet, to the Southeast corner of Lot 160 of Weller's Lincolnwood Second Section; thence, N 0°-28'-31" E, along the East line of said Lot 160, 38.39 feet; thence, S 89°-31'-29" E, along the South line of Weller's Lincolnwood Second Section, 160.00 feet, to the Southeast corner of Weller's Lincolnwood Second Section, said point also being on the East line of the West Half of the Southwest Quarter of said Section 15; thence, S 0° 28'-57" E, 603.07 feet to the Point of Beginning, containing 8.554 acres, more or less, all situated in Champaign County, Illinois.

TRACT X

A part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence, N 0°-24'-51" E, along the West line of said Southwest Quarter 19.04 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois, said point being the Point of Beginning; thence, continuing N 0°-24'-51" E, along said West line, 559.15 feet, to the South line of Weller's Lincolnwood Second Section, extended; thence, S 89°-55'-41" E, along said South line, 594.98 feet; thence, S 0°-04'-19" W, 175.00, feet; thence, S 39°-39'-30" E. 224.96 feet; thence, S 0°-22'-13" W, 215.00 feet, to an old fence line, as described in a document filed in Book 768 at Page 371 in the Office of the Recorder, Champaign County, Illinois; thence, N 89°-37'-47" W, along said fence line, 741.00 feet, to the Point of Beginning, containing 8.6711 acres, more or less, all situated in the County of Champaign, State of Illinois.

Provided, however, after any of the buildings described in this Section have been initially constructed, thereafter such buildings are no longer not subject to the provisions of this ordinance.

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

ARTICLE V RESERVED

Secs. 5-41 - 5-50. Reserved.

ARTICLE VI ELECTRICAL CODE

Sec. 5-51. Adoption of the National Electrical Code. *The National Electrical Code (NFPA 70 – - 2008) 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 -2008 National Electrical Code (NFPA 70 – 2008) 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:

A. 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".

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

C. 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.

D. 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.

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

F. 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 reinspection authorized herein or the certificate of approval issued as herein provided, or by reason of the approval or disapproval of any equipment authorized herein.

G. Building Safety Code Board of Appeals: All appeals and variations of the Electrical Code shall be heard by the Building Safety Code Board of Appeals as established in Section - 113.1-113.3 of the International Building Code -2009 as amended.

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.

A. Also covered are:

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.

B. 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.

C. 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.

D. **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.

E. **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:

A. **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.

B. **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.

C. **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:

A. **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.

B. 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:

A. 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 -2009 International Building Code, Entitled: Referenced Standards, as to safety and adequacy.

B. 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.

C. 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.

D. 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.

E. 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:

A. 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.

B. 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:

A. 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.

1. 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.

B. 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.

C. 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.

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

E. 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.

F. 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:

A. 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.

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

C. **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.

D. **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.

E. **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.

F. **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:

A. **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.

B. **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.

C. **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.

D. **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.

E. **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.

F. **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:

A. 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.

B. 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 five 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:

A. 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, and should be available if necessary for any and all inspections if requested by the Electrical Official.

B. 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 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.

C. 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.

D. 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 Standard Journeyman 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 Standard Journeyman 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.

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. 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.

B. 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.

1. 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.

A. 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.

B. 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.

C. 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.

D. 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.

E. 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:

A. 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.

B. **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:

A. **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.

B. **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.

C. **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.

D. **Service:** The notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section 90-23 Appeals:

The appeal of any provision of this Code or any requirement or action by the Electrical Official shall be heard by the Building Safety Code Board of Appeals.

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

Article 120 -- General Rules for Electrical Installations (Urbana, Illinois)

Section 120-1: 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:

A. 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 and120-2E. 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, 120-2D, and 120-2-E.

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

C. 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 (full size breaker spaces), 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. Such approval shall require proper labeling to require moving the equipment prior to servicing the electrical panel.

D. The electrical system shall comply with all requirements for new construction and shall specifically comply with Article 210 of this Code, except as follows:

1. Every habitable space in a dwelling unit, and every guest room shall contain at least two separate and remote duplex receptacle outlets. Where such spaces are larger than 120 square feet, an additional remote duplex receptacle outlet shall be required for each additional 50 square feet or fraction thereof, above 120 square feet.

2. Every public hall, interior stairway, water closet compartment, bathroom, kitchen, laundry room, and furnace room shall be adequately illuminated. At least one electrical light fixture shall be provided with a wall switch (or pull switch were approved by the Electrical Official).

3. Exterior lighting of entrance ways for all residential buildings shall be required and shall comply with Article 10, Section 1006 of the International Building Code.

4. Ground fault protection shall be required as prescribed in Article 210.

5. Arc fault protection shall be required for all sleeping rooms, bedrooms or dorm rooms in all residential occupancies as prescribed in Article 210-12.

6. Existing exposed knob and tube wiring and its associated fixtures shall be abandoned and removed and the affected circuits rewired accordingly. All outlet connections and splices shall be within an approved box.

7. Smoke alarms shall be installed as prescribed in Section R314 of the 2009 International Residential Code.

8. Carbon monoxide alarms shall be installed as prescribed in Section R315 of the 2009 International Residential Code.

E. **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 absences 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 fixtures or cord type fixtures 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. 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 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.

Section 120-4: All existing and new residential services shall comply with the following:

New residential service capacity shall not be less than one hundred ampere, twenty circuit (full size circuit breakers), three wire, 120/240 volt for new residences and service upgrades.

Section 120-5: All residential branch circuits shall comply with the following:

A. Fifteen amp, 120 volt residential branch circuits shall contain no more than 11 (eleven) outlets, Twenty amp, 120 volt residential branch circuits shall contain no more than 13 (thirteen) outlets.

Article 230, Section 230-43 of the National Electrical Code -2008 is amended to read as follows:

Section 230-43 Wiring Methods for 600 Volts, Nominal or Less: Service entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and limited to the following methods: (1) rigid metal conduit; (2) intermediate metal conduit; (3) electrical metallic tubing; (4) wireways; and (5) auxiliary gutters. Rigid metal conduit and intermediate metal conduit are the only wiring methods permitted from the weather-head to the meter socket.

EXCEPTION: Rigid non-metallic conduit shall be permitted for underground service installations and service raceways beyond the meter enclosure or current transformer enclosure, provided all portions of raceway are constructed with rigid non-metallic conduit.

Approved cable tray systems shall be permitted to support cables approved for use as service-entrance conductors. See Article 318.

Article 310, Section 310.5 of the National Electrical Code -2008 is amended to read as follows:

Section 310.5: Minimum Size of Conductors: Table 310-5 Voltage rating of conductors up to 2,000 volts shall be (minimum) #14 copper (AWG) – and #2 aluminum (AWG).

Article 320, Section 320.108 of the National Electrical Code -2008 is amended to read as follows:

Section 320.108: Type AC cable shall contain an individual equipment grounding conductor in addition to the internal bonding strip within the Armored Cable (AC cable).

Article 330, Section 330.108 of the National Electrical Code 2008 is amended to read as follows:

Section 330.108 Grounding: Type MC cable shall contain an individual grounding conductor to provide an adequate path for equipment grounding as provided by Article 250.

Article 348, Section 348.60 of the National Electrical Code 2008 is amended to read as follows:

Section 348.60: Flexible metal conduit is not approved as a grounding means.

Article 350, Section 350.60 of the National Electrical Code 2008 is amended to read as follows:

Section 350.60 Grounding: Liquidtite flexible metal conduit is not approved as a grounding means.

Article 386, Section 386.60 of the National Electrical Code 2008 added and reads as follows:

Section 386.60 Grounding: Metal surface raceways are not approved as a grounding means.

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

ARTICLE VII PLUMBING CODE

Sec. 5-61. Adoption of the 2009 Edition of the International Plumbing Code. *The 2009 Edition of the International Plumbing Code as promulgated and published by the International Code Council , is hereby adopted as the Plumbing 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 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 2009 Edition of the International Plumbing 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. Specifically, where differences occur between the 2009 Edition of the International Plumbing Code and the 2004 State of Illinois Plumbing Code, the code rule that, in the opinion of the Plumbing/Mechanical Official, provides the greater protection to the public's safety, health, and property shall apply.*

Sec. 5-63. Additions, Modifications, Deletions, and Substitutions. *The following sections of the 2009 Edition of the International Building Code are amended or changed as defined hereinafter.*

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

Section P-101.1 Title: These regulations shall be known as the Plumbing Code of the City of Urbana. Any and all references in the Building Code or any other Ordinance of the City of Urbana which references a plumbing code shall reference this Plumbing Code, 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-106.9 entitled, "Excavation Permit," is added and reads as follows:

Section P-106.9 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-106.10 entitled, "Permit Denial," is added and reads as follows:

Section P-106.10 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: The notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

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

Section P-108.4 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 prescribed in the International Building Code, 2009 as amended.

Sections P-109.2 through P-109.7 are deleted.

Section P-201.5 entitled, "Plumbing/Mechanical Official," is added and reads as follows:

Section P-201.5 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.

2004 Illinois State Plumbing Code as amended

Promulgating Agency: Illinois Department of Public Health

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

ARTICLE VIII MECHANICAL CODE

***Sec. 5-71. Adoption of the** 2009 Edition of the International Mechanical Code. The 2009 Edition of the 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 2009 Edition of the 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 2009 Edition of the 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 2009 Edition of the 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 (as amended) 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.

Section M-106.3.1 entitled, "Separate Permits Required," is added and reads as follows:

Section M-106.3.1 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-106.4.9 entitled, "Permit Denial," is added and reads as follows:

Section M-106.4.9 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 in its entirety.

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: The notice shall be deemed to be properly served upon such owner if (1) a copy thereof is delivered to the owner personally or (2) a copy thereof is mailed to the owner by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

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 referenced in the International Building Code, 2009, as amended.

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

Section M-201.5 entitled, "Code Official," is added and reads as follows:

Section M-201.5 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-301.3.1 entitled, "Fuel-Burning Equipment," is added and reads as follows:

Section M-301.3.1 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-303.9 entitled, "Sleeping Rooms," is added and reads as follows:

Section M-303.9 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: A roof 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, or any room containing toxic, flammable, corrosive, radioactive, 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- 901.4.1 entitled, "Gas Log Lighters," is added and reads as follows:

Section M-901.4.1 Gas Log Lighters: Gas log lighters are prohibited.

Section M-901.4.2 entitled, "Gas Logs," is added and reads as follows:

Section M- 901.4.2 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-917.4 entitled, "Commercial Equipment," is added and reads as follows:

Section M-917.4 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-917.5 entitled, "Coupler Valves," is added and reads as follows:

Section M-917.5 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

*(as amended by Ordinance 2013-09-082)

Sec. 5-81. Adoption of the 2009 International Property Maintenance Code Edition. *The International Property Maintenance Code 2009 Edition, 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 2009 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 2009 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 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 2009 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-101.3 entitled “Intent,” is amended and reads as follows:

PM-101.3 Intent: This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with the provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the International Building Code or the International Residential Code.

Section PM-102.3 entitled “Applications of other Codes,” is amended and reads as follows:

Section PM-102.3 Applications of Other Codes: Repairs, additions or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the International Building Code or the International Residential Code. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the City of Urbana’s Zoning Ordinance.

Section PM-103.4 entitled "Liability," is amended to read as follows:

PM-103.4 Liability: The Code Official, officer, or employee charged with the enforcement of this Code or Property Maintenance Board of Appeals Member, while acting for the jurisdiction, shall not thereby be rendered personally liable, 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 this jurisdiction until the final termination of the proceedings. The subordinate of the Building Official 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 Building Safety Division, acting in good faith and without malice, shall be free from liability from 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 PM-103.5 Fees is hereby deleted.

Section PM-104.6.1 entitled "Deadlines for Compliance with Code Violations," is added to read as follows:

PM-104.6.1 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:

1) Whether the violation poses an imminent health, life safety threat to occupants, in which case the violation must be corrected within 1 to 3 days of 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,
   - (a) Defective, dangerous, or nonfunctioning plumbing, electrical, gas or other necessary utility
   - (b) No heat or a malfunctioning heating system
   - (c) Blocked or locked fire exits
   - (d) Serious structural problems or conditions which render a property uninhabitable
   - (e) Unsanitary or unhealthy conditions of such a magnitude that they pose an imminent health threat to the occupants and/or nearby dwellings

2) 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:
   - (a) Security locks on windows or doors
   - (b) Broken door frame(s), door(s) or window(s)
   - (c) Lack of hot water
   - (d) Inoperable water closet
   - (e) Leaking pipes or plumbing fixtures
   - (f) Inoperable smoke detectors
   - (g) No carbon monoxide detectors
   - (h) Inoperable oven/range or refrigerator
   - (i) Burned out or inoperable lights in hallways, stairwells, entryways, parking areas or basements.
   - (j) Leaking roof that poses a safety or health risk
   - (k) Burned out or inoperable parking lot lighting
   - (l) Torn or missing screens (in the summer and fall)
   - (m) Broken or malfunctioning air conditioning (in hot weather)

3) 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:
   - (a) Dripping faucets
   - (b) Cracked windows
   - (c) Windows that do not open or close properly
   - (d) Missing covers for electrical outlets or switches

4) 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.

5) 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. Extensions of time for repairs shall be based on the good faith efforts of the owner or operator and/or the existence of circumstances beyond the owner’s or operator’s reasonable control.

6) 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 *et seq.*

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-106.1 entitled "Unlawful Acts," is amended to read as follows:

PM-106.1 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-106.4 entitled "Violation Penalties," is amended to read as follows:

PM-106.4 Violations: The Code Official, or his or her designee, shall impose a penalty for failure to comply with any of the deadlines set forth in PM-104.6.1, Deadlines for Compliance with Code Violations. Such penalties shall be imposed by the issuance of a “Failure to Comply Ticket.”

PM-106.4.1 Failure to Comply Tickets:

(a) *General*. The Code Official, or his or her designee, shall 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-104.6.1.

(b) *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.

(c) *Service on Corporations and Partnerships*. Service by mail or personal delivery upon a corporation may be to its registered agent, or any officer or agent of the corporation. Service by mail or personal delivery to a partnership may be to a partner or any agent of the partnership.

(d) *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.

(e) *Settlement of Ticket*. Tickets issued under this section shall be in lieu of a summons or arrest. 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 an Imminent health/life safety threat to occupants:

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	If paid after 7 days: $450.00
2nd missed deadline	Minimum fine: $500 PLUS up to $750 Per day until corrected	

Payment of a ticket constitutes an admission of guilt.

PM-106.4.2. Administrative Appeal of a Failure to Comply Ticket:

(a) *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.

(b) *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.

(c) *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 shall 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 grant a continuance of the hearing to the defendant for good cause communicated in advance of the hearing to the hearing officer. Any continuance is discretionary on the part of the hearing officer

and favored except for good cause. 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 106.4.3 Prosecution of Violations:

(a) *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 both remedial action and fines. 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. The City shall not be limited by the penalty schedule set forth in PM-106.4.1 in determining appropriate fines in a court proceeding.

(b) *Penalties.* Upon conviction, the defendant shall be subject to a fine between Two Hundred Dollars ($200) and Seven Hundred Fifty Dollars ($750). Each day of noncompliance may constitute a separate and continuing violation. 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.

(c) *Additional Remedies.* The City Attorney may seek remedies in addition to fines and court costs, including orders to repair the premises by a date certain.

Section PM-107.3 entitled "Method of Service," is amended to read as follows:

Section PM-107.3 Method of Service: A notice shall be deemed to be properly served upon an owner or operator if: (1) a copy thereof is delivered to the owner or operator personally, or (2) a copy thereof is mailed to the owner or operator by regular, first-class U.S. mail, postage prepaid, at the address listed with the City through the Rental Registration & Inspection Program or last known address and a copy is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

Section PM-108.2.2 entitled "Registration of Vacant Structures," is added to read as follows:

PM-108.2.2 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-108.2.3 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-108.2.4 entitled "Inspection of Vacant Structures," is added and reads as follows:

PM-108.2.4 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- 108.2.5 entitled "Standards for Closure," is added to read as follows:

PM- 108.2.5 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-110.3 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-110.4 entitled "Salvage Materials," is deleted.

Section PM-111.1 entitled "Application for Appeal," is amended to read as follows:

PM-111.1 Application for Appeal: Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Code, or of any rule or regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Property Maintenance Code Board of Appeals as herein established provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within fourteen days after the date the notice was served. Any violation notice served pursuant to this Code shall automatically become an order if written petition for a hearing is not filed. The Board shall be obligated to call a public meeting within 45 days after a receipt of a request for a hearing.

Section PM-111.2 entitled "Membership of Board," is amended to read as follows:

PM-111.2 Membership of Board: There shall be created a Property Maintenance Code Board of Appeals, hereafter referred to as the "Board". The Board shall have the power and shall be charged with the duty to hear and decide all appeals and variation requests. The members of the Property Maintenance Code Board of Appeals that are presently serving on the effective date of this Article are hereby appointed to the Property Maintenance Code Board of Appeals at the time that this Article becomes effective, for the remainder of the term each respectively held. The board shall consist of five members who shall be appointed by the Mayor subject to confirmation of the corporate authorities. The board members shall be qualified by education and experience in the building profession and collectively shall have the duty, responsibility, and authority to decide the matters referred to them by this Article. Regular and alternate members shall serve for a term of three years. The term of each member shall be staggered and shall expire at midnight June 30th of the year that the term is to expire.

Section PM-111.2.1 entitled "Alternate Members," is amended to read as follows:

PM-111.2.1 Alternate Members: Two alternate members may be appointed, under the above procedure, who shall serve on the Board only in the absence of one or more of the regular members or in the case of conflict of interest of one or more of the regular members.

Section PM-111.2.2 entitled "Chair," is amended to read as follows:

PM-111.2.2 Chair: The Mayor shall designate one member to serve as Chair, who shall hold that office until a successor is appointed. The Board shall select one of their members as the official Secretary of the Board, who shall sign the minutes of the meeting of the Board. The Code Official, or a representative appointed by the Code Official, shall serve as the Administrative Secretary to the Board, and shall take all petitions, and shall keep all minutes, records, and files of the Board.

Section PM-111.2.3 entitled "Disqualification of Member," is deleted.

Section PM-111.2.4 entitled “Secretary,” is deleted.

Section PM 111.2.5 entitled “Compensation of members,” is deleted.

Section 111.3 entitled “Notice of Meeting”, is deleted

Section PM-111.3.1 entitled "Appeals," is added to read as follows:

PM-111.3.1 Appeals: The Board shall have the power and shall be charged with the duty to hear and decide appeals from any notice, decision, or determination made by the Code Official or their authorized agent under this Code and appeals from any notice, decision, or determination made by the Code Official involving existing residential buildings and made under those sections of the City's Building Code which specify requirements for existing residential buildings.
Section PM-111.3.1 entitled "Variations," is added and reads as follows:

PM-111.3.1 Variations: The Board 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 PM-111.4 entitled "Open Hearing," is amended and reads as follows:

PM- 111.4 Open Hearing: Four members of the Board shall constitute a quorum. In granting a variance for an application of any provision applicable to an existing residential building, affirmative votes of three members shall be required; in modifying or overruling a notice, decision, or determination of the Building Official, affirmative votes of four members shall be required. No member of the Board shall vote upon any question in which they have an interest.

Section PM-111.4.1 entitled “Procedure” is deleted.

Section PM-111.5 entitled “Postponed Hearing” is deleted

Section PM-111.6.1 entitled “Records and Copies" is amended and reads as follows:

PM-111.6.1 Records and Copies: The Administrative Secretary to the Board shall keep a record of each meeting so that the record clearly shows the decisions made by the Board.

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

PM-202 General Definitions

Dwellings

Rooming house is deleted.

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; or
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.*

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: 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 in a 24 hour period has occurred.

Section PM-302.4 entitled "Weeds," is deleted.

Section PM-302.8 entitled "Motor Vehicles," is deleted.

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-304.14 entitled "Insect Screens," is amended to read as follows:

PM-304.14 Insect Screens: Every door, window, and other outside opening used or required for ventilation purposes servicing a building containing habitable rooms, food preparation areas, food service areas, or any areas where products used in food for human consumption are processed, manufactured,

packaged, stored, shall be supplied with an approved tight fitting screen of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

> **EXCEPTION:** Screen doors shall not be required for out swinging doors or other types of openings which make screening impractical, provided other approved means, such as air curtains or insect repellant fans are employed.

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 the main entrance door 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-304.18.2 entitled "Openable Windows," is amended to read as follows:

PM-304.18.2 Openable Windows: Every window, other than a fixed window shall be capable of being easily opened and shall have the hardware to hold it in the open position and hardware integral to lock it in the closed position.

Section PM-304.19 entitled “Parking Area Illumination,” is added and reads as follows:

Section PM-304.19 Parking Area Illumination: Parking area lighting fixtures shall be maintained in good condition.

Section PM 305.3 entitled “Interior Surfaces,” is amended to read as follows:

PM-305.3 Interior Surfaces: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition, free of mold, mildew and similar substances. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Section PM-305.3.1 entitled "Bathroom and Kitchen Floors," is added and reads as follows:

PM-305.3.1 Bathroom and Kitchen Floors: Every toilet, bathroom, and kitchen floor surface shall be constructed and maintained as to permit such floors to be kept in a clean and sanitary condition.

Section PM-305.3.2 entitled "Kitchen and Bathroom Walls and Counters," is added and reads as follows:

PM-305.3.2 Kitchen and Bathroom Walls and Counters: Every toilet room, bathroom, and kitchen wall and counter surface shall be constructed and maintained so as to permit such surfaces to be kept in a clean and sanitary condition. Where such surface is exposed to direct contact with water, it shall be substantially impervious to water.

Section PM-305.3.3 entitled "Basements, Cellars, Crawl Spaces," is added and reads as follows:

PM-305.3.3 Basements, Cellars, Crawl Spaces: In every building, basements, cellars, and crawl spaces shall be maintained as to prevent conditions conducive to decay or deterioration of the structure. All areas shall not be permitted to accumulate junk, rubbish, and waste to such an extent as to create a fire hazard or to endanger public health or safety.

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

PM-305.3.4 Continual Flooding Incidents: Continued or repeated incidents of building flooding as determined from the official records as provided in Section PM- 104.7 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-305.3.5 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-305.3.6 entitled "Furnished by the Occupant," is added and reads as follows:

PM-305.3.6 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-307.3.1 entitled "Garbage Facilities," is amended to read as follows:

PM-307.3.1 Garbage Facilities: The owner of every dwelling shall supply one of the following: An approved mechanical food waste grinder in each dwelling unit, an approved incinerator unit in the structure for the use of the occupants in each dwelling unit, or an approved leak-proof outside garbage container. Such facilities shall be sufficient to meet the needs of the occupants.

Section PM-308.2 entitled "Owner," is amended and reads as follows:

PM-308.2 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- 104.6 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-404.3 entitled "Minimum Ceiling Heights," is amended to read as follows:

PM-404.3 Minimum Ceiling Heights: Habitable spaces, other than kitchens, shall have a clear ceiling height of not less than seven feet. Hallways, corridors, laundry areas, bathrooms, toilet rooms, and kitchens shall have a clear ceiling height of not less than six feet ten inches.

EXCEPTIONS:

1. Beams or girders spaced not less than four feet on center and projecting not more than four inches below the required ceiling height, provided the minimum clear height is not less than 6 feet 8 inches.

2. In attics or top half-stories, the ceiling height shall be not less than seven feet over not less than one-third of the minimum area required by this code when used for sleeping, study, or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of five feet or more shall be included.

3. Basement rooms in one and two-family dwellings used exclusively for laundry, study, or recreation purposes having a ceiling height of not less than six feet eight inches with not less than six feet four inches of clear height under beams, girders, ducts, and similar obstructions.

Section PM-404.4.1 entitled " Room Area," is amended and reads as follows:

PM-404.4.1 Room Area: Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet (6.51 m^2) of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 40 square feet (3.72 m^2) of floor area for each occupant thereof. This section shall not be used to determine the amount of off-street parking required for a dwelling unit and it shall not affect the definition of a dwelling or the limitation of the number of non-related persons who may reside therein. The provisions of the Urbana Zoning Ordinance shall control in such matters.

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-504.1.1 entitled "Showers," is added and reads as follows:

PM-504.1.1 Showers: All shower enclosures and wall surfaces subject to direct exposure to water shall be constructed of smooth and non-absorbent materials with water tight joints, and shall be maintained as to contain and be substantially impervious to water and maintained in a sanitary condition.

Section PM-505.4 entitled "Water Heating Facilities," is amended to read as follows:

PM-505.4 Water Heating Facilities: Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at temperatures of not less than 110 degrees Fahrenheit. 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. An approved combination temperature/pressure relief valve and relief valve discharge pipe which terminates to within six inches of the floor shall be

maintained on all water heaters. All gas water heaters shall have a gas shut-off valve within easy access of the water heater.

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 October 1 to May 15 to maintain a temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) during all working hours. The temperature shall be measured at a point three feet, (914 mm) above the floor and three feet (914 mm) from exterior walls.

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-603.3.1 entitled "Enclosure," is added and reads as follows:

PM-603.3.1 Enclosure: All furnace/mechanical areas containing fuel-fired equipment shall have a fire rated ceiling or approved sprinkler protection. All fuel-fired furnace/mechanical equipment located in occupied areas shall be enclosed by a one-hour fire resistance rated wall construction.

EXCEPTION: Equipment and equipment areas exclusively servicing and located in individual dwelling unit or tenant space.

Section PM-603.7.2 entitled "Gas Connections," is added and reads as follows:

PM-603.7.2 Gas Connections: Gas appliances and equipment shall be connected by rigid pipe. A union shall be installed between the appliance/equipment and the appliance shut-off valve. All appliance/equipment gas connections shall be equipped with a drip leg, (dirt trap) placed at the appliance/equipment point of connection.

EXCEPTION: Approved, listed, flexible connectors shall be used when the connected appliance is subject to vibration and/or is easily moved, (e.g., domestic gas cook stoves and domestic gas clothes dryers). Existing gas piping that does not pose a danger, (i.e., undersized, kinked, or exposed to damage) may remain in use until

replacement of the appliance and then will be installed in accordance with the Mechanical Code listed in Chapter 8-Referenced Standards.

Section PM-603.7.7 entitled "Boiler Inspection," is added and reads as follows:

PM-603.7.7 Boiler Inspection: Each boiler and pressure vessel 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 of the City of Urbana.

Section PM-604.2 entitled "Service," is amended to read as follows:

PM-604.2 Service: The size and usage of appliances and equipment shall be used as a basis for determining the need for additional facilities in accordance with ICC Electrical Code listed in Chapter 8-Referenced Standards. Every dwelling unit shall be served by a main service which is not less than 60 amp, three wire. Every dwelling unit shall have adequate distribution with proper grounding and bonding and sized in accordance with the ICC Electrical Code listed in Chapter 8-Referenced Standards. All occupants of the dwelling unit shall have ready access to all overcurrent devices protecting the conductor supplying that occupancy.

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, and such devices may be approved by the Code Official as safe.

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. A duplex outlet shall be required for each additional 50 square feet or fraction thereof. 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 counter top electrical receptacles within six feet of the kitchen 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-702.1.1 entitled "Types of Exits," is added and reads as follows:

PM-702.1.1 Types of Exits: Approved exits may include doorways, passageways, corridors, interior stairways, exterior stairways, escalators, smoke proof enclosures, ramps, horizontal exits, bridges, balconies, fire escapes, and combinations thereof constructed and arranged as provided in this code and applicable sections of the Building Code as listed in Chapter 8-Referenced Standards.

Section PM-702.3.1 entitled "Arrangements of Exits," is added and reads as follows:

PM-702.3.1 Arrangements of Exits: Where more than one exit is required, such exits shall be remote from each other and so arranged and constructed as to minimize any possibility that more than one exit may be blocked by any fire or emergency condition.

Section PM-702.5 entitled "Exit Signs," is added and reads as follows:

PM-702.5 Exit Signs: All means of egress shall be indicated with approved exit signs where required for the Building Code listed in Chapter 8-Referenced Standards. All exit signs shall be maintained visible and all illuminated exit signs shall be illuminated at all times that the building is occupied. Existing exit signs may continue to be used pending the approval of the Code Official.

Section PM-702.5.1 entitled "Egress Illumination," is added and reads as follows:

PM-702.5.1 Egress Illumination: All means of egress shall be equipped with artificial lighting in accordance with the requirements for new buildings in the Building Code listed in Chapter 8-Referenced Standards. Emergency lighting shall be provided in accordance with Table PM-702.5.1 and when required, shall be installed and maintained in an approved manner.

TABLE PM-702.5.1

EMERGENCY LIGHTING

Use Group	Where Required
R (Hotels, Dormitories)	Where more than 25 rooms, unless all rooms have direct exits to the outside at grade level.
Apartments	Where greater than three stories or more than 12 units.
Rooming/Lodging	All
One- and Two-Family	Not required.
A (Assembly)	All except those used for religious worship exclusively, with a capacity less than 300.
E (Education)	All
M (Mercantile)	All except those with 3,000 square feet or less on a single floor level.
B (Business)	When two or more stories above the level of exit discharge, or when more than 100 occupants on any level above or below the level of exit discharge, or when more than 1,000 occupants.
H (High Hazard)	All
I (Institutional)	All

S (Storage)/F (Factory/Industrial)	All except when not normally occupied; or when occupied only during daylight hours with adequate natural illumination of all portions of the means of egress.

Section PM-702.6 entitled "Number of Exits," is amended and reads as follows:

PM-702.6 Number of Exits: Every habitable or occupiable floor level shall have access to not less than two (2) remote and independent exits;

EXCEPTIONS:

1. Floor levels complying with the requirements of the Building Code listed in Chapter 8.
2. Any dwelling unit with an exit directly to the street or yard at ground level, or by the way of an outside stair or enclosed stairway serving that unit exclusively, and not communicating with any floor level below the level of exit discharge, may have a single exit.
3. The stairway is completely enclosed by barriers having a fire resistance rating of at least one hour with self-closing one-hour fire protection rated doors protecting all openings between the stairway enclosure and the building;
   (a) The stairway does not serve more than one-half story below the level of exit discharge.
   (b) All corridors serving as access to exits have at least a one hour fire resistance rating.
   (c) There is not more than 35 feet of travel distance from the entrance door of any living unit to an exit.
   (d) Three-quarter hour fire rated horizontal and vertical separation between living units is provided.

Section PM-702.6.1 entitled "Enclosure Rating," is added and reads as follows:

PM-702.6.1 Enclosure Rating: Enclosures connecting not more than four floor levels shall have a fire resistance rating of not less than one-half hour with approved opening protectives. Enclosures connecting more than four floor levels shall have a fire resistance rating of not less than one-hour with approved opening protectives.

Section PM-702.6.2 entitled "Protectives," is added and reads as follows:

PM-702.6.2 Protectives: Doors opening into exit corridors and door assemblies in exit enclosures required to have a fire resistance rating shall be self-closing or automatic closing by smoke detection, with a 20-minute fire resistance rating. All separation doors shall be constructed to resist the passage of smoke and shall be equipped with closing and latching hardware.

EXCEPTIONS:

1. One and three-quarter inch solid bonded wood core doors may be approved in the place of a labeled 20-minute fire resistance door.
2. Existing non-rated room doors in buildings of Use Group R-2 protected by an approved supervised automatic alarm system may remain until normal maintenance requires their replacement.
3. Non-rated assemblies opening onto a corridor may remain in buildings equipped with approved corridor or full fire suppression systems, and where the Building Code allows a corridor fire resistance rating of less than one-half hour.

Section PM-702.7 entitled "Dead End Travel Distance", is added to read as follows:

PM-702.7 Dead End Travel Distance: All corridors which serve more than one exit shall provide direct connection to such exits. The length of a dead end corridor shall not exceed 35 feet in all uses except mercantile, business, industrial, and storage which may have a dead end or common path of travel of up to 50 feet. The dead end travel distance limitation shall be increased to 70 feet in all use groups except "H" when the building is equipped throughout with an approved automatic fire suppression system.

Section PM-702.8 entitled "Fire Escape Stairs," is added and reads as follows:

PM-702.8 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-702.8. Fire escape stairs shall be exposed to the smallest number of door and window openings possible.

TABLE PM-702.8

FIRE ESCAPE STAIRS

	Fire Escape Stairs New	**Fire Escape Stairs Previously Approved**
Minimum Widths	22 inches (55.9 cm) clear between rails	18 inches (45.7 cm) clear between rails
Minimum Horizontal	22 inches (55.9 cm) clear between rails	18 inches (45.7 cm)
Dimension any Landing or Platform	Clear	clear
Maximum Riser Height	8 inches	12 inches (30.5 cm)
Minimum Tread, Exclusive of Nosing	8 inches	8 inches
Minimum Nosing or Projection Construction	No requirement	No requirement
Construction	Compliance with Section 3404.3 of the Building Code	Compliance with Section 3404.3 of the Building Code
Winders	None	Permitted subject to capacity penalty
Risers	None	No requirement
Spiral	None	Permitted subject to capacity penalty
Maximum Height Between Landing	12 feet (3.7 m)	12 feet (3.7 m)
Headroom, Minimum	6 feet, 8 inches (203 cm)	6 feet, 8 inches (203 cm)
Handrail Height	42 inches (107 cm)	42 inches (107 cm)
Access to Escape	Door or Casement Windows 24 inches by 6 feet, 6 inches (61 cm by 198 cm) or double-hung windows 30 inches by 36 inches (76 cm by 91 cm) clear opening	Windows
Level of Access Opening	Not over 12 inches (30.5 cm) above floor, steps if higher	Same
Discharge to Ground	Swing stair section permitted if approved by authority having jurisdiction	Swinging stair or ladder if approved by authority having jurisdiction
Capacity, Number of Persons	45 per unit, if access by door; 20 if access by climbing over a window sill	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-702.9 entitled "Emergency Escape," is added and reads as follows:

PM-702.9 Emergency Escape: Every sleeping room below the fourth story of Use Group R Occupancies shall have at least one operable window or exterior door approved for emergency egress or rescue or shall have access to not less than two approved independent exits. The units must be openable from the inside to a full clear opening without the use of separate tools, special knowledge, keys or excessive force. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

EXCEPTIONS:

1. The existing sleeping room windows in private dormitories are not required to meet minimum egress size requirements as long as there is an approved continuously supervised monitored corridor fire alarm system and two independent approved means of egress from each floor level. However, upon window replacement, they will be required to meet minimum emergency egress window size requirements.

2. Buildings equipped throughout with complete automatic fire suppression systems.

Section PM-702.9.1 entitled "Dimensions," is added and reads as follows:

PM-702.9.1 Dimensions: The minimum net clear opening height dimension shall be 22 inches (559 mm). The minimum net clear opening width dimensions shall be 20 inches, (508 mm). The net clear opening area shall in no case be less than four square feet, (0.4 meters squared).

Section PM-702.9.2 entitled "Escape Area," is added and reads as follows:

PM-702.9.2 Escape Area: Each egress window from sleeping rooms must have a minimum total glass area of not less than five square feet (0.5 meters squared) in the case of ground floor windows and not less than 5.7 square feet (0.53 meters squared) in all other cases.

Section PM-702.10 entitled "Shaft Enclosures," is added and reads as follows:

PM-702.10 Shaft Enclosures: All vertical shafts shall be protected in such a fashion as to provide a barrier to fire penetration.

Section PM-703.1 entitled "Fire Resistance-rated Assemblies," is amended to read as follows:

PM-703.1 Fire Resistance-rated Assemblies: All residential use groups shall have a minimum of a one-half hour fire resistance rating between dwelling units. The fire resistance ratings of floors, walls, ceilings, and other elements and components shall be maintained.

Section PM-704.1.1 entitled "Fire Alarm System," is added and reads as follows:

PM-704.1.1 Fire Alarm System: All buildings shall be equipped with a fire alarm system as required by the Building Code listed in Chapter 8-Referenced Standards.

EXCEPTION: Previously approved manual fire alarm systems shall be accepted as meeting this requirement.

Section PM-704.5 entitled “Carbon Monoxide Detectors,” is added and reads as follows:

PM-704.5 Carbon Monoxide Detectors:

1. Every dwelling unit shall be equipped with at least one approved carbon monoxide detector alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, referenced standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

2. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

3. The carbon monoxide alarms may be either battery powered, plug-in with battery backup, or wired into the structure’s AC power line with secondary battery back-up.

   EXCEPTIONS: The following residential units shall not require carbon monoxide detectors.

   1. A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water, is not connected in any way to a garage, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Official, to receive carbon monoxide from that source.

   2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Official.

Section PM-705.3 entitled "Fire Standpipe Systems," is added and reads as follows:

PM-705.3 Fire Standpipe Systems: All buildings having a floor used for human occupancy located more than four stories above grade shall be provided with standpipes according to the Building Code listed in Appendix A, except that an automatic water supply, hose, and cabinets are not required. The standpipe shall have a Fire Department approved connection, with hose connections at each floor level. Hose connections shall be identified and accessible. If provided with hose, it shall be in proper position, ready for operation, dry, and free of deterioration.

Section PM-705.4 entitled "Fire Extinguishers," is added and reads as follows:

PM-705.4 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, except that multiple family dwellings may have a minimum of one 1A10BC extinguisher located in each dwelling unit.

Section PM-705.7 entitled "Commercial Kitchen Exhaust Systems," is added and reads as follows:

PM-705.7 Commercial Kitchen Exhaust Systems: Commercial kitchen exhaust hood and duct systems, other than steam tables, completely enclosed ovens, cooking appliances located within a dwelling unit, and not used for commercial purposes and auxiliary cooking equipment that does not produce grease laden vapors, shall be equipped with an approved automatic fire suppression system.

Section PM-705.8 entitled "High Hazard Use," is added and reads as follows:

PM-705.8 High Hazard Use: All buildings and portions thereof of high hazard use as defined by the Building Code listed in Chapter 8-Referenced Standards shall be equipped throughout with an approved automatic fire suppression system.

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

ARTICLE X RESERVED

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

ARTICLE XI FLOOD HAZARD AREAS

*(As amended by Ordinance 2013-09-079)

Sec. 5-201. Authority; purposes.

This article is enacted pursuant to the police powers granted to this City by the Illinois Municipal Code (65 ILCS 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8 and 5/11-31-2) for the following purposes:

A. To prevent unwise developments from increasing flood or drainage hazards to others;
B. To protect new buildings and major improvements to buildings from flood damage;
C. To promote and protect the public health, safety, and general welfare of the citizens from the hazards of flooding;
D. Too lessen the burden on the taxpayer for flood control, repairs to public facilities and utilities, and flood rescue and relief operations;
E. To maintain property values and a stable tax base by minimizing the potential for creating blight areas;
F. To make federally subsidized flood insurance available; and
G. To preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits, and enhance community and economic development.

Sec. 5-202. Definitions.

For the purposes of this article, the following definitions are adopted:

***Base Flood** means the flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood. The base flood elevation at any location is as defined in section 5-203 of this article.*

***Base Flood Elevation (BFE)** means the elevation in relation to mean sea level of the crest of the base flood.*

***Basement** means that portion of a building having its floor sub-grade (below ground level) on all sides.*

***Building** means a walled and roofed structure, including gas or liquid storage tank that is principally above ground including manufactured homes, prefabricated buildings and gas or liquid storage tanks. The term also includes recreational vehicles and travel trailers installed on a site for more than 180 days.*

***City Engineer** or **Building Official** means the City Engineer or Building Official of the City as it pertains; whichever official by training, experience, or ordinance is best assigned to review and approve a particular type of development or a particular development issue which may arise in the administration of this flood damage prevention article.*

Critical Facility *means any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk. Examples of critical facilities where flood protection should be required include: emergency services facilities (such as fire and police stations), schools, hospitals retirement homes and senior care facilities, major roads and bridges, critical utility sites (telephone switching stations or electrical transformers, and hazardous material storage facilities (chemicals, petrochemicals, hazardous or toxic substances).*

Development *means any human-made change to real estate including, but not necessarily limited to:*

1. *Demolition, construction, reconstruction, repair, placement of a building, or any structural alteration to a building;*
2. *Substantial improvement of an existing building;*
3. *Installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than 180 days;*
4. *Installation of utilities, construction of roads, bridges, culverts or similar projects;*
5. *Construction or erection of levees, dams walls or fences;*
6. *Drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;*
7. *Storage of materials including the placement of gas and liquid storage tanks, and channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.*

"Development" does not include routine maintenance of existing buildings and facilities, resurfacing roads, or gardening, plowing, and similar practices that do not involve filing, grading, or construction of levees.

Existing Manufactured Home Park *or* ***Subdivision*** *means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.*

Expansion to an Existing Manufactured Home Park *or* ***Subdivision*** *means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).*

FEMA *means Federal Emergency Management Agency.*

Flood *means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.*

Flood Fringe *means that portion of the floodplain outside of the regulatory floodway.*

Flood Insurance Rate Map (FIRM) *means a map prepared by FEMA that depicts the floodplain or special flood hazard area (SFHA) within a community. This map includes insurance rate zones and may or may not depict floodways and show base flood elevations.*

Flood Insurance Study *means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations.*

Floodplain *and* ***Special Flood Hazard Area (SFHA)*** *are synonymous. Those lands within the jurisdiction of the City the extraterritorial jurisdiction of the City or that may be annexed into the City, that are subject to inundation by the base flood. The floodplains of the City are generally identified as such on panel numbers 313, 314, 318, 325, 426, 427, 429, 431, and 450 of the countywide Flood Insurance Rate Map of Champaign County prepared by FEMA and effective October 2, 2013, as amended. Floodplain also includes those areas of known flooding as identified by the community.*

The floodplains of those parts of unincorporated Champaign County that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Flood Insurance Rate map prepared for Champaign County by FEMA and effective October 2, 2013, as amended.

Floodproofing *means any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate, property and their contents.*

Floodproofing Certificate *means a form published by FEMA that is used to certify that a building has been designed and constructed to be structurally dry flood proofed to the flood protection elevation.*

Flood Protection Elevation (FPE) *means the elevation of the base flood plus one foot of freeboard at any given location in the floodplain.*

Floodway *means that portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of Boneyard Creek, McCullough Creek, and Saline Branch shall be as delineated on the countywide Flood Insurance Rate Map of Champaign County prepared by FEMA and effective October 2, 2013, as amended. The floodways for each of the remaining floodplains of the City shall be according to the best data available from Federal, State, or other sources.*

Freeboard *means an increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions, and unpredictable effects such as those caused by ice or debris jams.*

Historic Structure *means any structure that is:*

1. *Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;*

2. *Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;*
3. *Individually listed on the state inventory of historic places by the Illinois Historic Preservation Agency;*
4. *Individually listed on a local inventory of historic places that has been certified by the Illinois Historic Preservation Agency.*

IDNR/OWR *means Illinois Department of Natural Resources/Office of Water Resources.*

IDNR /OWR Jurisdictional Stream *means Illinois Department of Natural Resource Office of Water Resources has jurisdiction over any stream serving a tributary area of 640 acres or more in an urban area, or in the floodway of any stream serving a tributary area of 6,400 acres or more in a rural area. Construction on these streams requires a permit from the Department. (Ill Admin. Code tit. 17, pt. 3700.30). The Department may grant approval for specific types of activities by issuance of a statewide permit which meets the standards defined in section 5-206 of this article.*

Lowest Floor *means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor. Provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of section 5-207 of this article.*

Manufactured Home *means a structure transportable in one or more sections that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities.*

Manufactured Home Park *or* ***Subdivision*** *means a parcel (or contiguous parcels) of land divided into two or more lots for rent or sale.*

New Construction *means structures for which the start of construction commenced or after the effective date of floodplain management regulations adopted by a community and includes any subsequent improvements of such structures.*

New Manufactured Home Park *or* ***Subdivision****- A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community.*

NFIP *means National Flood Insurance Program.*

Recreational Vehicle *or* ***Travel Trailer*** *means a vehicle which is:*

1. *Built on a single chassis;*
2. *Four hundred (400) square feet or less in size;*

3. *Designed to be self-propelled or permanently towable by a light duty truck and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.*

Repetitive Loss *means flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.*

Special Flood Hazard Area (SFHA) *is synonymous with "floodplain."*

Start of Construction *includes substantial improvement and means the date the building permit was issued. This, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvement, was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation or placement of a manufactured home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building whether or not that alteration affects the external dimensions of the building.*

Structure *is synonymous with "Building."*

Substantial Damage *means damage of any origin sustained by a structure whereby the cumulative percentage of damage during the life of the building equals or exceeds fifty percent (50%) of the market value of the structure before the damage occurred regardless of actual repair work performed. Volunteer labor and materials must be included in this determination. The term includes "Repetitive Loss" buildings."*

Substantial Improvement *means any reconstruction, rehabilitation, addition, or improvement of a structure taking place during the life of the building in which the cumulative percentage of improvements equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, or increases the floor area by more than twenty percent (20%).*

"Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work done.

The term does not include:

1. *Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or*
2. *Any alteration of a structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.*

Violation *means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the required federal, state, and/or local permits and elevation certification is presumed to be in violation until such time as the documentation is provided.*

Sec. 5-203. Base Flood Elevation.

This article's protection standard is the base flood. The best available base flood data are listed below. Whenever a party disagrees with the best available data, the party shall finance the detailed engineering study needed to replace the existing data with better data and submit it to the FEMA and IDNR/OWR for approval prior to any development of the site.

A. The base flood elevation for the floodplains of Boneyard Creek, McCullough Creek, and Saline Branch shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study of Champaign County prepared by FEMA and effective October 2, 2013, as amended.

B. The base flood elevation for each floodplain delineated as an "AH Zone" or AO Zone" shall be that elevation (or depth) delineated on the countywide Flood Insurance Rate Map of Champaign County.

C. The base flood elevation for each of the remaining floodplains delineated as an "A Zone" on the countywide Flood Insurance Rate Map of Champaign County shall be according to the best data available from federal, state, or other sources. Should no other data exist, an engineering study must be financed by the applicant to determine base flood elevations.

D. The base flood elevation for the floodplains of those parts of unincorporated Champaign County that are within the extraterritorial jurisdiction of the City, or that may be annexed into the City, shall be as delineated on the 100-year flood profiles in the Flood Insurance Study of Champaign County prepared by FEMA and effective October 2, 2013, as amended.

Sec. 5-204. Duties of City Engineer.

The City Engineer shall be responsible for the general administration of this article and shall ensure that all development activities within the floodplains under the jurisdiction of the City meet the requirements of this article. Specifically, the City Engineer shall:

A. Process development permits in accordance with section 5-205;

B. Ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of section 5-206;

C. Ensure that the building protection requirements for all buildings subject to section 5-207 are met and maintain a record of the "as-built" elevation of the lowest floor (including basement) or floodproof certificate;

D. Assure that all subdivisions and annexations meet the requirements of section 5-208;

E. Ensure that water supply and waste disposal systems meet the Public Health standards of section 5-209;

F. If a variance is requested, ensure that the requirements of section 5-211 are met and maintain documentation of any variances granted;

G. Inspect all development projects and take any and all penalty actions outlined in section 5-213 as a necessary to ensure compliance with this article;

H. Assure that applicants are aware of and obtain any and all other required local, state, and federal permits;

I. Notify IDNR/OWR and any neighboring communities prior to any alteration or relocation of a watercourse;

J. Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques;

K. Cooperate with state and federal floodplain management agencies to coordinate base flood data and to improve the administration of this article;

L. Maintain for public inspection base flood data, floodplain maps, copies of state and federal permits, and documentation of compliance for development activities subject to this article;

M. Perform site inspections to ensure compliance with this article and make substantial damage determinations for structures within the floodplain; and

N. Maintain the accuracy of floodplain maps including notifying IDNR/OWR and/or submitting information to FEMA within six months whenever a modification of the floodplain may change the base flood elevation or result in a change to the floodplain map.

Sec. 5-205. Development Permit.

No person, firm, corporation, or governmental body not exempted by law shall commence any development in the floodplain without first obtaining a development permit from the City Engineer The City Engineer shall not issue a development permit if the proposed development does not meet the requirements of this article.

A. The application for development permit shall be accompanied by:

1. *Drawings of the site, drawn to scale showing property line dimensions;*
2. *Existing grade elevations and all changes in grade resulting from excavation or filling;*
3. *The location and dimensions of all buildings and additions to buildings;*
4. *The elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of section 5-207 of this article, and*
5. *The cost of project or improvements as estimated by a licensed engineer or architect. A signed estimate by a contractor may also meet this requirement.*

B. Upon receipt of an application for a development permit, the City Engineer shall compare the elevation of the site to the base flood elevation. Any development located on land that is shown by survey elevation to be below the current base flood elevation is subject to the provisions of this article. In addition, any development located on land shown to be below the base flood elevation and hydraulically connected to a flood source, but not identified as floodplain on the current Flood Insurance Rate Map, is subject to the provisions of this article. Any development located on land that can be shown by survey data to be higher than the current base flood elevation and which has not been filled after the date of the site's first Flood Insurance Rate Map is not in the floodplain and therefore not subject to the provisions of this article.

C. The City Engineer shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification.

D. The City Engineer shall be responsible for obtaining from the applicant copies of all other federal, state, and local permits, approvals or permit-not-required letters that may be required for this type of activity. The City Engineer shall not issue a permit unless all other federal, state, and local permits have been obtained.

Sec. 5-206. Preventing Increased Flood Heights and Resulting Damages.

Within any floodway identified on the countywide Flood Insurance Rate Map, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

A. Except as provided in subsection (B) of this section, no development shall be allowed which, acting in combination with existing and anticipated development, will cause any increase in flood heights or velocities or threat to public health and safety. The following specific development activities shall be considered as meeting this requirement:

1. *Bridge and culvert crossings of streams in rural areas meeting the conditions of the IDNR /OWR Statewide Permit Number 2;*
2. *Barge fleeting facilities meeting the conditions of IDNR/OWR Statewide Permit Number 3;*
3. *Aerial utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 4;*
4. *Minor boat docks meeting the following conditions of IDNR/OWR Statewide Permit Number 5;*
5. *Minor, non-obstructive activities such as underground utility lines, light poles, sign posts, driveways, athletic fields, patios, playground equipment, minor storage buildings not exceeding 70 square feet and raising buildings on the same footprint which does not involve fill and any other activity meeting the conditions of IDNR/OWR Statewide Permit Number 6;*
6. *Outfall Structures and drainage ditch outlets meeting the following conditions of IDNR/OWR Statewide Permit Number 7;*
7. *Underground pipeline and utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 8;*
8. *Bank stabilization projects meeting the conditions of IDNR/OWR Statewide Permit Number 9;*
9. *Accessory structures and additions to existing residential buildings meeting the conditions of IDNR/OWR Statewide Permit Number 10;*
10. *Minor maintenance dredging activities meeting the following conditions of IDNR/OWR Statewide Permit Number 11;*
11. *Bridge and culvert replacement structures and bridge widening meeting the following conditions of IDNR/OWR statewide Permit Number 12;*
12. *Temporary construction activities meeting the following conditions of IDNR/OWR statewide Permit Number 13;*
13. *Any Development determined by IDNR/OWR to be located entirely within a flood fringe area shall be exempt from State Floodway permit requirements.*

B. Other development activities not listed in subsection (A) of this section may be permitted only if:

1. *A permit has been issued for the work by IDNR/OWR (or written documentation is provided that an IDNR/OWR permit is not required); or*
2. *Sufficient data has been provided to FEMA when necessary, and approval obtained from FEMA for a revision of the regulatory map and base flood elevation.*

Sec. 5-207. Protecting Buildings.

A. *In addition to the state permit and damage prevention requirements of section 5-206 of this article, all buildings located in the floodplain shall be protected from flood damage below the flood protection elevation. This building protection requirement applies to the following situations:*

1. *Construction or placement of a new building or alteration or addition to an existing building valued at more than one thousand dollars ($1,000) or seventy (70) square feet.*
2. *Substantial improvements or structural alterations made to an existing building that increase the floor area by more than twenty percent (20%) or equal or exceed the market value by fifty percent (50%). Alteration shall be figured cumulatively during the life of the building. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section.*
3. *Repairs made to a substantially damaged building. These repairs shall be figured cumulatively during the life of the building. If substantially damaged the entire structure must meet the flood protection standards of this section within 24 months of the date the damage occurred.*
4. *Installing a manufactured home on a new site or a new manufactured home on an existing site. (The building protection requirements do not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage).*
5. *Installing a travel trailer or recreational vehicle on a site for more than 180 days per year.*
6. *Repetitive loss to an existing building as defined in section 5-202.*

B. *Residential or non-residential buildings can meet the building protection requirements by one of the following methods:*

1. *The building may be constructed on permanent land fill in accordance with the following:*

   a) *The lowest floor (including basement) shall be at or above the flood protection elevation;*
   b) *The fill shall be placed in layers no greater than six inches before compaction and should extend at least 10 feet beyond the foundation before sloping below the flood protection elevation;*
   c) *The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or other structural measure;*
   d) *The fill shall be composed of rock or soil and not incorporated debris or refuse material; and*

e) The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties and when necessary stormwater management techniques such as swales or basins shall be incorporated.

2. The building may be elevated on solid walls in accordance with the following:

a) The building or improvements shall be elevated on stilts, piles, walls, crawlspace, or other foundation that is permanently open to flood waters;
b) The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the flood protection elevation;
c) If walls are used, all enclosed areas below the flood protection elevation shall address hydrostatic pressures by allowing the automatic entry and exit of flood waters. Designs must either be certified by a licensed professional engineer or by having a minimum of one (1) permanent opening on each wall no more than one (1) foot above grade with a minimum of two (2) openings. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the base flood elevation; and
d) The foundation and supporting members shall be anchored, designed, and certified so as to minimize exposure to hydrodynamic forces such as current, waves, ice, and floating debris.

i. All structural components below the flood protection elevation shall be constructed of materials resistant to flood damage;
ii. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the flood protection elevation provided they are waterproofed;
iii. The area below the flood protection elevation shall be used solely for parking or building access and not later modified or occupied as habitable space; or
iv. In lieu of the above criteria, the design methods to comply with these requirements may be certified by a licensed professional engineer or architect.

3. The building may be constructed with a crawlspace located below the flood protection elevation provided that the following conditions are met:

a) The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
b) Any enclosed area below the flood protection elevation shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one opening on each wall having a total net area of not less than one (1) square inch per one (1) square foot of enclosed area. The openings shall be no more than one (1) foot above grade;
c) The interior grade of the crawlspace below the flood protection elevation must not be more than two (2) feet below the lowest adjacent exterior grade;

d) The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundations wall must not exceed four (4) feet at any point;

e) An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event;

f) Portions of the building below the flood protection elevation must be constructed with materials resistant to flood damage; and

g) Utility systems within the crawlspace must be elevated above the flood protection elevation.

C. Non-residential buildings may be structurally dry floodproofed (in lieu of elevation) provided a licensed professional engineer or architect certifies that:

1. Below the flood protection elevation the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood;
2. The building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and the impact from debris and ice;
3. Floodproofing measures will be incorporated into the building design and operable without human intervention and without an outside source of electricity;

Levees, berms, floodwalls and similar works are not considered floodproofing for the purpose of this subsection.

D. Manufactured homes or travel trailers to be permanently installed on site shall be:

1. Elevated to or above the flood protection elevation in accordance with subsection (B) of this section; and
2. Anchored to resist flotation, collapse, or lateral movement by being tied down in accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 Ill. Adm. Code § 870, as amended.

E. Travel trailers and recreational vehicles on site for more than 180 days per year shall meet the elevation requirements of subsection (D) of this section unless the following conditions are met:

1. The vehicle must be either self-propelled or towable by a light duty truck;
2. The hitch must remain on the vehicle at all times;
3. The vehicle must not be attached to external structures such as decks and porches;
4. The vehicle must be designed solely for recreation, camping, travel, or seasonal use rather than as a permanent dwelling;
5. The vehicles largest horizontal projections must be no larger than 400 square feet;
6. The vehicle's wheels must remain on axles and inflated;
7. Air conditioning units must be attached to the frame so as to be safe for movement of the floodplain;
8. Propane tanks as well as electrical and sewage connections must be quick-disconnect;
9. The vehicle must be licensed and titled as a recreational vehicle or park model; and

10. *The vehicle must either be entirely be supported by jacks, or have a hitch jack permanently mounted, have the tires touching the ground, and be supported by block in a manner that will allow the block to be easily removed by used of the hitch jack.*

F. *Garages, sheds or other minor accessory structures constructed ancillary to an existing residential use may be permitted provided the following conditions are met:*

1. *The garage or shed must be non-habitable;*
2. *The garage or shed must be used only for the storage of vehicles and tools and cannot be modified later into another use;*
3. *The garage or shed must be located outside of the floodway or have the appropriate state and/or federal permits;*
4. *The garage or shed must be on a single family lot and be accessory to an existing principle structure on the same lot;*
5. *Below the base flood elevation, the garage or shed must be built of materials not susceptible to flood damage;*
6. *All utilities, plumbing, heating, air conditioning, and electrical must be elevated above the flood protection elevation;*
7. *The garage or shed must have at least one permanent opening on each wall not more than one (1) foot above grade with one (1) square inch of opening for every one (1) square foot of floor area;*
8. *The garage or shed must be less than $15,000 in market value or replacement cost whichever is greater or less than 576 square feet (24'x24');*
9. *The structure shall be anchored to resist floatation and overturning;*
10. *All flammable or toxic materials (gasoline, paint, insecticides, fertilizers, etc.) shall be stored above the flood protection elevation;*
11. *The lowest floor elevation should be documented and the owner advised of the flood insurance implications.*

Sec. 5-208. Subdivision Requirements.

The City Engineer shall take into account hazards, to the extent that they are known, in all official actions related to land management use and development.

A. *New subdivisions, manufactured home parks, annexation agreements, planned unit developments, and additions to manufactured home parks and subdivisions shall meet the damage prevention and building protections standards of sections 5-206 and 5-207 of this article.*

B. *Any proposal for such development shall include the following data:*

1. *The base flood elevation and the boundary of the floodplain. Where the base flood elevation is not available from an existing study, the applicant shall be responsible for calculating the base flood elevation;*
2. *The boundary of the floodway when applicable; and*
3. *A signed statement by a Licensed Professional Engineer that the proposed plat or plan accounts for changes in the drainage of surface waters in accordance with the Plat Act (765 ILCS 205/2), as amended.*

C. Streets, blocks lots, parks and other public grounds shall be located and laid out in such a manner as to preserve and utilize natural streams and channels. Wherever possible the floodplains shall be included within parks or other public grounds.

Sec. 5-209. Public Health and Other Standards.

A. Public health standards must be met for all floodplain development. In addition to the requirements of sections 5-206 and 5-207 of this article the following standards apply:

1. *No development in the floodplain shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the flood protection elevation unless such materials are stored in a floodproofed and anchored storage tank and certified by a professional engineer or floodproofed building constructed according to the requirements of section 5-207 of this article;*
2. *Public utilities and facilities such as sewer, gas, and electric shall be located and constructed to minimize or eliminate flood damage;*
3. *Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;*
4. *New and replacement on-site sanitary sewer lines or waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. Manholes or other above ground openings located below the flood protection elevation shall be watertight;*
5. *Construction of new or substantially improved critical facilities shall be located outside the limits of the floodplain. Construction of new critical facilities shall be permissible within the floodplain if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor (including basement) elevated or structurally dry floodproofed to the 500-year flood frequency elevation or three feet above the level of the 100-year flood frequency elevation whichever is greater. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities.*

B. All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.

Sec. 5-210. Carrying Capacity and Notification.

For all projects involving channel modification, fill, or stream maintenance (including levees), the flood carrying capacity of the watercourse shall be maintained.
In addition, the City shall notify adjacent communities in writing 30 days prior to the issuance of a permit for the alteration or relocation of the watercourse.

Sec. 5-211. Variances.

Whenever the standards of this article place undue hardship on a specific development proposal, the applicant may apply to the Building Safety Code Board of Appeals for a variance. The Building Safety Code Board of Appeals shall review the applicant's request for a variance and shall submit its recommendation to the City Council. The City Council may attach such conditions to granting of a variance as it deems necessary to further the intent of this article.

A. No variance shall be granted unless the applicant demonstrates that all of the following conditions are met:

1. *The development activity cannot be located outside the floodplain;*
2. *An exceptional hardship would result if the variance were not granted;*
3. *The relief requested is the minimum necessary;*
4. *There will be no additional threat to public health, safety, or creation of a nuisance;*
5. *There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities;*
6. *The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP; and*
7. *All other state and federal permits have been obtained.*

B. The Building Safety Code Board of Appeals shall notify an applicant in writing that a variance from the requirements of the building protections standards of section 5-207 of this article that would lessen the degree of protection to a building will:

1. *Result in increased premium rates for flood insurance up to $25 per $100 of insurance coverage;*
2. *Increase the risk to life and property; and*
3. *Require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.*

C. Historic Structures. Variances to the building protection requirements of section 5-207 of this article which are requested in connection with reconstruction, repair, or alteration of a historic site or historic structure as defined in "Historic Structures" may be granted using criteria more permissive than the requirements of sections 5-206 and 5-207 of this article subject to the conditions that:

1. *The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the structure;*
2. *The repair or rehabilitation will not result in the structure being removed as a certified historic structure.*

D. Agriculture.

1. *Any variance granted for an agricultural structure shall be decided individually based on a case by case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in this article.*

2. *In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for agricultural structures that are constructed at-grade and wet-floodproofed.*

   a) *All agricultural structures considered for a variance from the floodplain management regulations of this article shall demonstrate that the varied structure is located in wide, expansive floodplain areas and no other alternate location outside of the special flood hazard area exists for the agricultural structure. Residential structures or animal confinement facilities, such as farm houses, cannot be considered agricultural structures;*
   b) *Use of the varied structures must be limited to agricultural purposes in zone A only as identified on the community's FIRM;*
   c) *For any new or substantially damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with section 5-207 of this article;*
   d) *The agricultural structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures in accordance with section 5-207 of this article. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces;*
   e) *Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with section 5-207 of this article;*
   f) *The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with section 5-207(B) of this article;*
   g) *The agricultural structures must comply with the floodplain management floodway provisions of section 5-206 of this article. No variances may be issued for agricultural structures within any designated floodway;*
   h) *Wet-floodproofing construction techniques must be reviewed and approved by the floodplain administrator and a registered professional engineer or architect prior to the issuance of any floodplain development permit for construction.*

Sec. 5-212. Disclaimer of Liability.

The degree of protection required by this article is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes. This article does not imply that development either inside or outside of the floodplain will be free from flooding or damage. This article does not create liability on the part of the City or any officer or employee thereof for any flood damage that results from proper reliance on this article or any administrative decision made lawfully thereunder.

Sec. 5-213. Penalties.

Failure to obtain a permit for development in the floodplain or failure to comply with the conditions of a permit or a variance shall be deemed to be a violation of this article. Upon due investigation, the City Engineer may determine that a violation of the minimum standards of this article exists. The City Engineer shall notify the owner in writing of such violation and shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.

A. If such owner fails after ten days notice to correct the violation, the City shall make application to the circuit court for an injunction requiring conformance with this article or make such other order as the court deems necessary to secure compliance with this article.

B. Any person who violates this article shall upon conviction thereof be fined not less than $100 nor more than $750 for each offense. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

C. The City shall record a notice of violation on the title of the property.

D. The City Engineer is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in writing, indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit.

E. No site development permit shall be permanently suspended or revoked until a hearing is held by the Building Safety Code Board of Appeals. Written notice of such hearing shall be served on the permittee and shall state:

1. The grounds for the complaint, reasons for suspension or revocation; and
2. The time and place of the hearing.

At such hearing the permittee shall be given an opportunity to present evidence on his or her behalf. At the conclusion of the hearing, the Building Safety Code Board of Appeals shall determine whether the permit shall be suspended or revoked.

F. Nothing herein shall prevent the City of Urbana from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

Secs. 5-214 – 5-230. Reserved.

ARTICLE XII MOBILE HOME PARKS AND MOBILE HOMES

Se 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.*

Mobile Home *means a movable or portable unit, designed and constructed to be towed on its own chassis, comprised of frame and wheels, and designed to be connected to utilities for*

year-round occupancy and to provide for complete independent living facilities, including provisions for cooking, sleeping and sanitation. The term includes units containing parts that may be folded, collapsed or telescoped when being towed and then expanded to provide additional cubic capacity, and units composed of two or more separately towable components designed to be joined into one integral unit capable of being again separated into components, for repeated towing. Removal of wheels, towing devices or any other alteration does not qualify a mobile home as a conventional single-family dwelling. A mobile home shall, for purposes of this Article, exclude travel trailers or other mobile units not intended for year-round occupation.

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 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.

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.

a. 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.

b. All water risers shall be at least one-half inch in inside diameter and terminate at least four inches above finished ground level.

c. All materials (piping and cock and valves, etc.) used in the water riser and connection shall comply with Illinois State Plumbing Code.

d. 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 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.

a. Each mobile home site shall be provided with a sewer connection.

b. 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.

c. At all sewer connections, the sewer riser shall extend four inches above the ground.

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. There shall be a minimum illumination level of 0.1 footcandles maintained on all streets.*

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, liquified 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 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.*

5. *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 5-524 above.

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

A. No mobile home may be placed in an Urbana Mobile Home Park and/or 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 rule or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Property Maintenance Code Board of Appeals, provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within 14 days after the day the notice was served. Any violation notice served pursuant to this Section shall automatically become an order if written petition for a hearing is not filed. The Board shall be obligated to call a public meeting within 45 days after receipt of a request for a hearing. There is a filing fee for an Appeal which is set forth in Section 14-7 of the Code of Ordinances.

D. If a Certificate of Occupancy is revoked, the holder of such Certificate shall have the right to appeal such revocation to the Property Maintenance Code Board of Appeals.

E. No mobile home shall be occupied after the occupancy ceases or after the mobile home is sold until such mobile home has been inspected by the City of Urbana to determine if the mobile home complies with the standards set forth for mobile homes in Section 5-241.

F. The owner of each and every Mobile Home Park now located in the City shall promptly place on the front door of a mobile home where occupancy ceases as defined in this Article, a notice to the effect that the mobile home cannot again be reoccupied without first being inspected by the City and found to be in compliance with the standards set forth for mobile homes in Section 5-241. The notice referred to in this Section shall be supplied without cost to the Mobile Home Park owner by the City.

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.** Every mobile home must have at least one approved smoke detector in operating condition within 15 feet of every room used for sleeping purposes.*

*1. **Fire Extinguisher.** Every mobile home, except owner occupied mobile homes, 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.*

2. ***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.*

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. A permit is required to erect such a structure when it exceeds 100 square feet in area.*

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 have been manufactured since June 15, 1976, and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with said Act shall be verified by the presence of the permanently attached Department of Housing and Urban Development seal/emblem on the home. No mobile homes manufactured prior to June 15, 1976, that are not officially certified as having been manufactured in full compliance with the National Manufactured Housing Construction and Safety Act of 1974 shall be permitted to be placed in a mobile home park.*

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 this 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 Section 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

Sec. 5-261. Adoption of Fire Prevention Code. *That a certain document, three copies of which are on file in the Office of the City Clerk of the City of Urbana, being marked and designated as the International Fire Code 2009 is hereby adopted as the Fire Prevention Code of the City of Urbana, in the State of Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code 2009 are hereby referred to, adopted and made a part hereof, with the additions, insertions, deletions and changes, if any, prescribed in Section 5-262.*

Sect. 5-262. Effect of State Law. *The adoption of the 2009 International Fire 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. 5-263. Additions, Modifications and Deletions. *The following sections and subsections of the International Fire Code are amended or changed in the following respects.*

"Add" preceding a provision in this Section means that such provision is hereby added to and made a part of the International Fire Code 2009 as though fully set forth therein at the referenced Section.

"Delete" preceding a provision of this Section means that such provision deletes the referenced Section from the International Fire Code 2009.

"Amend" preceding a provision of this Section means that such provision amends the referenced Section of the International Fire Code 2009 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.

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

Section F-103.1 "General" is amended to read as follows:

Section F-103.1 General: The term “Code Official,” as used in this code, shall refer to the Fire Code Official.

Section F-105.1.1 entitled "Permits Required," is amended to read as follows:

Section F-105.1.1 Permits Required: Permits shall be obtained from the Code Official according to the local adopting legislation. Inspection or permit fees shall be stipulated in the local adopting legislation. Permits shall, at all times, be kept in the premises designated therein, and shall be subject to inspection by the Code Official.

Section F-113.2 entitled "Schedule of Permit Fees," is amended and reads as follows:

Section F-113.2 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-108.2 “Board of Appeals” shall be amended to read as follows:

Section F108.2 Board of Appeals: All appeals shall be heard by the Building Safety Code Board of Appeals as referenced in the International Fire Code, 2009, as amended. Any person shall have the right to appeal to the Building Safety Code Board of Appeals from a decision of the Code Official. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better method of fire prevention is used. The application shall be filed on a form obtained from the Code Official within 15 days after the notice was served.

Section F-109.3 entitled "Penalties for violation" is amended to read as follows:

Section F-109.3 Penalties for Violations: Any person, firm or corporation violating any of the provisions of this Code or failing to comply with any order issued pursuant to any Section hereof, shall be subject to the following penalties. Upon conviction thereof shall be fined not less than one dollar ($1.00) nor more than seven hundred and fifty dollars ($750) for each offense. Each day that a violation continues, after a service of notice, shall be deemed a separate offense.

Section F-109.4 entitled "Application for Appeal," is added and reads as follows:

Section F-109.4 Application for Appeal: Any person shall have the right to appeal to the Building Safety Code Board of Appeals from a decision of the Code Official. 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 equally good or better method of fire prevention is used. The application shall be filed on a form obtained from the Code Official within 15 days after the notice was served.

Section F-111.4 “Failure to comply” shall be amended as follows:

Section F-111.4 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-307.1 “General” shall be amended to read as follows”

Section F-307.1 307.1 General: The only open burning that shall be allowed without prior notification to the code official are highway safety flares, smudge pots and/or fires set by a public official in the performance of their duties, and recreational fires used for cooking provided the fires are in a device designed for cooking.

Section F-307.4.3 “Portable outdoor fireplaces” shall delete the “Exception” as follows:

Section 307.4.3 Exception: Portable outdoor fireplaces used at one- and two-family *dwellings*

Section F-404.2 “Where Required” shall amend # 8 to include certified University housing as follows:

Section F-404.2 Where Required: 8. Group R-2 college, university, and certified university housing buildings.

Section F-408.12 “Operator Responsibility” shall be added to read as follows:

Section F-408.12 Operator Responsibility: The operator or the person responsible for the operation of an assembly or educational occupancy shall check egress facilities 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- 506.1 entitled "Key Boxes Where Required," is amended and reads as follows:

Section F-506.1 Key Boxes Where Required: Approval of Fire Department key boxes shall be of an approved type and be installed in a location approved by the Urbana Fire Department in accordance with manufacturer's recommendations.

Section F-506.1.1 “Locks” shall be amended to read as follows:

Section F-506.1.1 Locks: An approved lock shall be installed on all non-motorized gates and similar barriers when required by the fire code official.

Section F-506.1.2 “New Construction” shall be added to read as follows:

Section F-506.1.2 New Construction: Key boxes shall be required on all new structures.

Exception: Single family and duplex structures are excluded.

Section F-506.1.3 “Existing Buildings”: shall be added to read as follows:

Section F-506.1.3 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 fire fighting 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 Assistant Chief of Fire Prevention and the Fire Chief.

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

Section F-506.4 Motorized Gates: All electrically operated gates or barriers used for vehicle access shall be equipped with siren operated sensor 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: Properties with existing motorized gates or barriers used for vehicle access shall be equipped with siren operated sensors approved by the fire code official and shall have the siren operated sensors installed no later than July 1, 2012.

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-809.1 “Outdoor Storage” shall be added to read as follows:

Section F-809.1 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-901.8.1.1 entitled “Connection to Public Water System” is added and reads as follows:

Section F-901.8.1.1 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-902 entitled “Definitions,” is modified as follows:

The following definitions are added:

> **Automatic Fire-Extinguishing System** is an approved system of devices and equipment which automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of a fire.
>
> **Fire Chief** means the Fire Chief of the Urbana Fire Rescue Services or said Fire Chief designee.
>
> **High-Rise Buildings** shall mean buildings having occupied floors located more than four stories or 75 feet above the lowest level of fire department vehicle access.
>
> **Impaired Evacuation Capability**, for the purpose of this Article, shall mean an occupant that cannot reliably evacuate a building in a timely manner because of that occupant’s physical and/or mental limitations or disabilities. The Fire Chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as defined herein, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with impaired evacuation capabilities as defined herein.

Institutional Group "I" occupancy includes among others, the use of a building or structure, or a portion thereof, in which people having physical limitations because of health or age are harbored for medical treatment or other care or treatment, or in which people are detained for penal or correctional purposes or in which the liberty of occupants is restricted.

Residential Group "R2" Apartment. A building, or portion of a building, containing more than two dwelling units where the occupants are primarily permanent residents.

Residential Group "R2" Dormitory. A building, or portion of a building, where group sleeping accommodations are provided for more than 16 persons who are not all members of the same family, in one room or a series of closely associated rooms, under joint occupancy and single management, with or without meals, but without individual cooking facilities. Examples of dormitories are college dormitories; fraternity and sorority houses; and military barracks.

Section F-903.4.2.1 "Alarm and Sprinkler System Monitoring" shall be added to read as follows:

Section F-903.4.2.1 Alarm and Sprinkler System Monitoring:
Any required Automatic Alarm and/or Automatic Sprinkler system where supervision of the system is required, shall notify the Urbana Fire Department immediately if the system's monitoring is terminated for any reason. Such immediate notification to the Urbana Fire Department shall be made from the monitoring agency directly to the Urbana Fire Department by telephone with a follow up written notification either by email or the US Postal service.

Section F-903.6.3 "Group R-2 Dormitories, Fraternities and Sororities" shall be added to read as follows:

Section F-903.6.3 Group R-2 Dormitories, Fraternities and Sororities: An automatic sprinkler system shall be provided throughout Group R-2 occupancies where required in Chapter 46.

Section F-905.1 "Standpipes-General" shall be amended as follows:

Section F-905.1 Standpipes-General: Standpipe systems shall be provided in new and existing buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved by the Fire Code Official. In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 23.

Section F- 907.10 entitled "False Alarm," is added to read as follows:

Section F- 907.10 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- 907.10.1 entitled "Excessive False Alarm and Assessment," is added and reads as follows:

Section F- 907.10.1 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 nonfalse 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- F-907.7.6 entitled "Local Alarm Signs," is added and reads as follows:

Section F- F-907.7.6 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-915 entitled “Fire Protection Systems for Existing Buildings,” is added and reads as follows:

Section F-915 Fire Protection Systems for Existing Buildings:

Section F-915.1 General. This section shall govern the requirements for Fire Protection Systems in existing buildings.

Section F-915.2 High-Rise Buildings. High-rise buildings shall be protected throughout by an approved, automatic fire-extinguishing system in accordance with this Section.

Section F-915.3 Use Group R2 Buildings with Sixteen or More Dwelling Units. Use group R2 buildings with 16 or more dwelling units, each of which has one or more occupants who have impaired evacuation capabilities, as defined by this Chapter, shall be equipped with an approved automatic fire-extinguishing system in accordance with this Chapter.

Section F-915.4 Use Group R2 Dormitories. Use group R-2 dormitories shall be equipped with an approved automatic fire-extinguishing system in accordance with this Section.

Section F-915.5 Completion Date. Any existing building required to have an automatic fire-extinguishing system by the requirements of this Section shall be protected in its entirety by an approved automatic fire-extinguishing system within five years of the adoption of this Ordinance.

<u>Section F-1008.1.9.3 “Locks and Latches” shall be amended to read as follows:</u>

Section F-1008.1.9.3 Locks and Latches: Remove Exception number 2.

Section F-1022.8 “Floor Identification Signs” shall be amended to read as follows:

Section F-1022.8 Floor 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-1022.8.1 “Signage Requirements” shall be amended to read as follows:

Section F-1022.8.1 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 nonglare finish. Characters shall contrast with their background.

6. The stairway identification sign shall have an indentifying 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 1022.8 are installed in interior exit the same material as required by Section 1024.4 shall be used.

Section F-2206.2.3.1 entitled "New Above-Ground Tanks Located Outside, Above Grade," is added and reads as follows:

Section F-2206.2.3.1 New Above-Ground Tanks Located Outside, Above Grade: New above ground storage tanks shall conform to the following requirements:

1. Above ground tanks may be installed at the following facilities under the following circumstances:

   A. agricultural storage, which is limited to farms, tree nurseries, fish farms, tree farms, sod farms or orchards;

   B. storage at commercial, industrial, governmental or manufacturing establishments for fueling vehicles used in connection with their business; and

   C. storage at construction sites for refueling construction equipment;

2. Dispensing at the facilities specified in Sections F2206.2.3.1 A,B,C shall only be in accordance with the following:

   A. after an inspection of the premises and operations has been made and approval granted by the Code Official (approval shall be granted if curb pumps are not present and if pumps are not located in any portion of a public roadway);

   B. the dispensing is done on premises not open to the public;

C. the tanks are safeguarded against collision, spillage or overfill to the satisfaction of the authorities having jurisdiction;

D. each tank system is listed or approved for such aboveground use by the Office of the State Fire Marshal; in granting such approval, the Code Official shall consider the following elements: leaks, compatibility of the tank and line with the product contained in the tank, whether any equipment has been recalled by the manufacturer, whether wiring at the dispensing location is in a rigid metal conduit within a radius of 30 feet and is otherwise in compliance with the National Electric Code (NFPA 70) and whether the dispensing location has seal-offs at all connections;

E. a top-fill opening shall be provided and shall be equipped with a closure designed so that it may be locked;

F. a vent shall be provided to relieve such vacuum or pressure as will develop in normal operation; such vent shall have a minimum unobstructed opening of one and one-half inches in diameter and the vent shall be elevated to a height of at least four feet (unless directed in writing by the Code Official to a greater height, based on construction characteristics of the tank and fire safety considerations) or in which approval in writing for a lower height is granted by the Code Official, such approval to be based upon construction characteristics of the tank in question or unique physical conditions prevent a vent of that height from being installed;

G. tanks shall be equipped with a permanently connected pumping device listed by Underwriters Laboratories (UL) (as printed on Page 4 of the Fire Protection Equipment Directory published by Underwriters Laboratories, January, 1988 (no subsequent dates or editions)) or FM Engineering (as printed on Page ii of the Factory Mutual System Approval Guide 1989 published by Factory Mutual Research Corporation, 1989 (no subsequent dates or editions)); the pump shall be equipped with a padlock to prevent tampering; an antisiphoning device shall be included in the pump discharge, and siphons or internal pressure discharge devices, are prohibited; and gravity method of discharge is prohibited;

H. tanks for the storage of flammable or combustible liquids shall be marked with the name of the product which they contain and "FLAMMABLE - KEEP FIRE AND FLAME AWAY", both in letters at least four inches high and in contrasting color from the tank on which they are marked;

I. a maximum of two aboveground tanks per facility of up to 2,500 gallons each shall be allowed for storage of flammable or combustible liquids, provided such liquid is stored outside buildings in tank(s) constructed throughout of steel and made vapor tight (as determined by such tests as a pressure test and volumetric test); tanks shall be designed and constructed according to standards specified in 41 IL Adm. Code 160.15, 160.70-160, 160.80-240; and

J. tanks as provided in this subsection shall be kept outside and at least 30 feet from any building, or combustible or flammable stored liquids, liquid petroleum and shall be so located or such additional distance to buildings shall be provided to insure that no vehicle, equipment or vessel being filled directly from any such tank shall be closer than 30 feet to any building, combustible or flammable stored liquid, liquid petroleum (LP) gas tank or property lines, except that a tank protected within a two-hour fire resistant enclosure (the time, in minutes or hours, that materials or assemblies have withstood a fire exposure as established in accordance with the test procedures of NFPA 251, Standard Methods of Fire Tests of Building Construction and Materials, 1985 (or subsequent dates or editions)) may be located adjacent to a structure after a request in writing to construct such an enclosure

has been submitted to the Office of the State Fire Marshal, and the Office has issued an acknowledgement in writing.

Section F- 2703.6.1 entitled "NFPA 704 Label Specifications," is added and reads as follows:

Section F-2703.6.1 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 square inches	15 square inches	9 inches	4.2 inches	15/16 inches
OUTSIDE TANK	20 square inches	10 square inches	6 inches	2.8 inches	5/6 inches
INSIDE TANK	15 inches	7.5 inches	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-3302.1 Definitions

3302.1 Definitions “Fireworks” shall be amended to read as follows:

Section F-3302.1 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 exhibitional 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.

Section F-4603.4 “Sprinkler Systems” shall be amended to read as follows:

Section F-4603.4 Sprinkler systems. An automatic sprinkler system shall be provided in existing building in accordance with Section 4603.4.1 through 4603.4.3.

Section F-4603.4.3 “R-2 Dormitories, Fraternities and Sororities” shall be added to read as follows:

Section F-4603.4.3 R-2 Dormitories, Fraternities and Sororities: An automatic sprinkler system shall be provided throughout existing Group R-2 Dormitories, Fraternities and Sororities which have congregate living facilities with 16 or greater occupants.

Section F-4603.7.1 “Where Required” shall be amended to read as follows:

Section F-4603.7.1 Where required: Existing Group R occupancies and dwellings not classified as Group R occupancies not already provided with single-station smoke alarms shall be provided with single-station smoke alarms. Installation shall be in accordance with Section 907.2.11, except as provided in Section 4603.7.2 and 4603.7.3.