

Exhibit A.

**Amendments To Municipal
Code**

**Chapter 6 – Building &
Construction Regulations**

Chapter 6

BUILDING AND CONSTRUCTION REGULATIONS

ARTICLE I. GENERAL PROVISIONS

Sec. 6-1. Compliance required.

It shall be unlawful to erect, construct, repair or alter, occupy or maintain, remove or demolish any building or structure in the village or to perform any work regulated by this chapter in violation of any of the provisions of this chapter, or without complying with the provisions of this chapter. It shall be unlawful to vary from the terms of any building permit, including the plans and specifications relative thereto, in connection with any such work; provided that a building permit may be amended upon proper application as provided herein.

Sec. 6-2. Standards.

The standards, regulations and specifications contained in this Code shall be considered as minimum standards for all building and construction for the protection of life safety and public health.

Sec. 6-3. Code official.

The code official shall be the code official or building official identified in each article of this chapter. Where no code official or building official is identified, the code official shall be the director of development and planning services.

Sec. 6-4. Permits required.

Where an article in this chapter does not have a permit requirement, the work governed by that article shall be governed by the permit requirements of article II of this chapter.

Sec. 6-5. Permit applications.

- (a) It shall be the responsibility of the applicant for a permit to construct a new single-family residence, commercial, office or industrial building, to submit to the code official a spot survey prepared by a registered land surveyor after the foundation is installed. The survey must be drawn to a scale of not less than one inch equal to 30 feet. The survey must also indicate the elevation above sea level of the top of the foundation wall and the top of the curb and sidewalk at lot lines extended. The elevation datum shall be the North American Vertical Datum of 1988 (NAVD88) as established by the National Geodetic Survey (NGS). No construction will be allowed to proceed except for decking, underground water and sewer, and related items until the spot survey is approved by the code official. This subsection applies to principal structures and additions to existing structures that are subject to variation in building setback and structures that are

located within six inches of the required building setback lines, but not to utility sheds and other similar structures. The code official may waive the requirement of a spot survey only for good cause shown. Such waiver shall be in writing and signed by the code official.

- (b) All plans, computations and specifications required for a building permit application for new construction work, alteration, repair, expansion, addition or modification work involving the practice of professional architecture or engineering, as defined by the laws of the State of Illinois, shall be prepared by, or under the supervision of, and signed and sealed by a professional architect or engineer registered or licensed in the State of Illinois, unless specifically excepted from this requirement by the Illinois Architecture Practice Act of 1989 (225 ILCS 305/1 et seq.).

Sec. 6-6. Expiration of permits.

- (a) A permit authorizing demolition will expire if the work covered by the permit is not completed, as defined in section 6-201 of this Code, within 30 days after the issuance of the permit, unless an extension is granted by the director of planning and development services; provided, however, that the total duration of such extension may not exceed 60 days unless such extension is granted by the architectural control commission. If no such extension is granted and the work is not completed, applicant will be required to apply for a new permit under the provisions of this chapter. No permit fees will be refunded because of the expiration of any demolition permit pursuant to the provisions of this section.
- (b) A permit, other than a demolition permit as set forth in subsection (a) of this section shall expire if the work covered by the permit is not commenced within six months after issuance of the permit or if the work is not completed within 18 months after issuance of the permit, unless an extension is granted by the code official because of delays resulting from strikes, fire, windstorm or other circumstances beyond the applicant's control; provided, however, that the total duration of all extensions granted shall not exceed 18 months unless such extension is granted by the architectural control commission. If no such extension is granted and the work is not completed, applicant shall be required to apply for a new permit under the provisions of this chapter. No permit fees shall be refunded because of the expiration of any permit pursuant to the provisions of this section.

Sec. 6-7. Voluntary surrender of permits.

If no work covered by a permit has been performed, the holder of a permit may surrender it within four months from the date of issuance and half of the permit fee shall be refunded along with applicable frontage deposit and/or engineering escrows.

Sec. 6-8. Monotony housing.

- (a) All plans for:
- (1) New single-family residences or dwelling units in any subdivision as defined in the Northbrook Subdivision Ordinance; or
 - (2) Major renovation of single-family residences shall first be submitted to the architectural control commission for approval before a building permit shall be issued.

No residence or dwelling unit shall be erected or undergo major renovation in the village, which would be of the same or similar design as any residence or dwelling unit located across with intersecting lot lines or on the same side of the street on the first, second or third lots on either side of the lot on which said residence or dwelling unit is to be erected or undergo major renovation, such requirement being without regard to intervening street lines. No new SFR residence or dwelling unit shall be erected

or undergo major renovation which would be of the same design or similar design as the residence or dwelling unit directly across the street.

(b) For the purpose of this section:

- (1) *Major renovation* shall refer to renovations so designated by the building official in accordance with chapter 6, article III of this Code; and
- (2) *Directly across the street* shall mean a lot 25 percent or more of the front or corner side lot line of which is located directly opposite and on the other side of the street from 25 percent or more of the front or corner side lot line of another lot.

Sec. 6-9. Fees and debts.

- (a) No permit required by this chapter may be issued until all applicable fees have been paid. No amendment of a permit shall be issued until any required additional fees have been paid.
 - (1) If, in the opinion of the code official, any applicant for a permit has provided with their application an incorrect estimate of the cost of the work to be performed thereunder, the code official shall make a correct estimate of the cost of the work in accordance with the annual fee ordinance building valuation schedule. The applicant shall pay any increased permit fee, which may be due upon written demand from the code official.
 - (2) The applicable fees for (i) services provided by the village including, without limitation, all pre-permit reviews, permits, inspections, and related services provided by the village and (ii) services provided by third parties including, without limitation, the recordation of covenants, plats, and other documents, shall be established in the annual fee ordinance.
- (b) Except as provided in subsection (b)(1) of this section, no permit required by this chapter may be issued until the permit applicant and property owner have paid all outstanding debts owed to the village unless the permit applicant and property owner have entered into, and are not in default of, a written payment plan with the village for the full payment of all outstanding debts. For the purposes of this section 6-9 "debts" means amounts due and owed to the village including unpaid charges for water service or other municipal services, or any other municipal fees, fines, judgements, levies, or debts then due and unpaid.
 - (1) Exceptions:
 - a. A permit application by any federal, state, or local government agency.
 - b. A permit application to remediate or repair an imminently unsafe condition, as determined by the building official, provided that outstanding debt to the village must be resolved before the inspection of the work authorized by the permit.

Sec. 6-10. Municipal property damage deposit.

- (a) Before commencing any work for which a permit is required, the person obtaining the building permit shall make a cash deposit with the village or post a bond approved by the director of finance to cover the cost of repairing any damage which may be done to village property, along the frontage of the premises on any street or other public right-of-way or easement contiguous and adjacent to the premises for which the permit is issued, while performing work under the permit. The deposit or bond for permits for new structures, additions or alterations, demolitions and miscellaneous structures, shall be as established by the village board of trustees in the annual fee ordinance.

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- (b) The deposit shall be held by the director of finance until the work under the permit is completed. If no damage to village property occurs, the total amount of the deposit or the bond shall be returned to the person who submitted the deposit or bond upon completion of the work under the permit.
 - (c) If damage to village property occurs during the performance of work under the permit, the village may elect to make the necessary repairs to village property and deduct the cost of such repairs from the amount of the deposit or bond. If the work under the permit is not completed, the permit holder shall be required to deposit additional funds or an additional or increased bond to increase the total deposit or bond to the initial amount required by this section. When the work under the permit is completed, that portion of the deposit or bond not needed by the village to make repairs shall be returned to the person who submitted the deposit or bond.
 - (d) If the cost of repairs exceeds the amount of deposit, such additional cost shall be charged to the applicant for the permit for which the work is being done.

Sec. 6-11. Inspections.

Where an article in this chapter does not have an inspection requirement, the work governed by that article shall be governed by the inspection requirements of article II of this chapter.

Sec. 6-12. Certificate of occupancy.

- (a) No certificate of occupancy, as required under the Northbrook Zoning Code, shall be issued for the occupancy of any building constructed or altered after the adoption of this chapter unless the building has been constructed or altered in compliance with the provisions of this chapter. Upon making final inspection of any construction work for which a permit is required, the code official may execute a document indicating that such final inspection has been made and that the code official has found no known violation of the provisions of this chapter in connection therewith, but such document shall not be construed to be a certificate or statement that the work has been done properly or that it has been done in accordance with private agreements or contracts.
- (b) Upon request of the holder of a building permit, the code official may issue a temporary certificate of occupancy for complete or partial occupancy of a building or structure; providing the interior of the building on the premises complies with the requirements of this chapter and such temporary occupancy or use can be safely undertaken and will not jeopardize life or property. Additionally, if exterior site work is included in the permit, a letter of certification shall be provided by the professional engineer that all storm water facilities, detention, earthwork, and erosion control is complete. Such temporary certificates of occupancy shall be issued for a period of no more than six months, unless an extension is granted by the code official. To obtain a temporary certificate of occupancy, the holder of a building permit must:
 - (1) Sign a written agreement with the village stipulating remaining work to be done and/or deficiencies, which must be corrected. Such agreement may contain additional stipulations as may from time to time be deemed in the best interest of the village by the code official. Such agreement shall be co-signed by the owner, contract purchaser and/or the tenant.
 - (2) Post an additional cash deposit or irrevocable letter of credit acceptable to the village manager in an amount equivalent to the cost of completing and/or remedying all items stipulated in the agreement providing, however, that such amount shall not be less than the minimum amount set forth in the annual fee ordinance for a single-family structure with said amount pro-ratable by the code official among the total units of multiple occupancy structures.

Failure by the holder of a temporary certificate of occupancy to obtain a final certificate of occupancy by the date established by the code official shall result in automatic forfeiture of the related cash

deposit or irrevocable letter of credit. Such forfeiture shall not impair the right of the village to enforce any and all remedies available to it by reason of any violation, including the right to recover a fine or penalty or seek injunctive relief. Any balance remaining in the cash deposit or irrevocable letter of credit not required to complete the work shall be refunded to the depositor.

- (3) Pay all temporary certificate of occupancy and related service fees as established in the annual fee ordinance.
- (c) A certificate of occupancy shall be issued within two working days after written application therefor, if the building at the time of such application meets the requirements therefor, and all certificate of occupancy and inspection fees, as established in the annual fee ordinance, have been paid. If the building does not meet the requirements, the code official shall inform the applicant within two working days of the specific deficiencies on which the denial of a certificate of occupancy is based, citing particular provisions of the codes and ordinances of the village with respect to which compliance is lacking.

Sec. 6-13. Unsafe and uncompleted buildings and structures.

The code official shall examine every building or structure that they believe to be, or that is reported to be, an unsafe building or structure or an uncompleted building or structure, as said terms are defined in section 1-2 of this Code. Following the investigation, the code official shall issue a written report of findings, including what, if any, further steps are necessary including, without limitation, seeking an order from a court of competent jurisdiction for the completion, repair, or demolition of the building or structure in accordance with the Illinois Municipal Code or other applicable law.

Sec. 6-14. Right to appeal.

Any person aggrieved by any order, requirement, decision or determination made by the code official under the provisions of this chapter shall have the right to appeal the same to the architectural control commission pursuant to the procedures established in division 17 of article VI of chapter 2 of this Code, provided that all appeal fees, as established in the annual fee ordinance, are paid.

Sec. 6-15. Residential tear-down and in-fill building permit supplemental escrow.

- (a) *Escrow establishment required.* Each applicant for a permit to construct a new residential building that will require an off-site drainage or other infrastructure improvement and is located within an established neighborhood shall be required to deposit an amount in addition to the regular permit fees to be placed in escrow and to account for recoverable costs incurred by the village in the course of performing review, inspection, administration and regulation of building and construction projects in an amount established in the annual fee ordinance. The finance director shall deposit the escrow in an interest-bearing account.
- (b) *Recoverable costs.* All services in excess of those normally required for the review, inspection, administration, or inspection of a property and a new building under construction shall be considered recoverable costs under this section 6-15. Such determination shall be made by the village manager or designee in their sole discretion. Such services include, without limitation, third party professional and technical consultants, such as engineers, hydrologists or surveyors, overtime expense associated with inspections made by village personnel outside the standard times for such services, and the diversion of more than the average amount of inspection resources needed for such projects.
- (c) *Charges against escrow and advanced notification.* From the date of filing of any application pursuant to this chapter, the village shall maintain an accurate record of the actual costs, as herein above defined, of processing such application. The village manager or designee shall, from time to time, draw funds from the escrow account established for such application to pay such costs and shall transfer such funds to the

appropriate village accounts. The village manager or designee shall maintain an accurate record of all such drawings. Whenever practical, the applicant will be provided with prior notice that use of all or part of the escrow is contemplated in order to provide an opportunity for the applicant to correct permit deficiencies without penalty use of the escrow.

- (d) *Additional escrow deposits.* Should the village manager or designee at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the village manager or designee shall notify the applicant of this fact and demand for an additional deposit in an amount deemed to be sufficient to cover foreseeable additional costs will be made. Unless and until such additional amount is deposited by the applicant, the village manager or designee may direct that processing of the application, inspection services or construction of the improvement be suspended or terminated.
- (e) *Final settlement.* Within 45 days following the issuance of a final certificate of occupancy for the building or structure, the village manager or designee shall cause a final accounting to be made of the escrow deposits made in connection with such application. The actual recoverable cost of special services shall also be calculated. A final charge of such costs against such escrow deposits shall be made if appropriate. A copy of the accounting shall be provided to the owner and the applicant. If the amount in the escrow account is insufficient to pay the total actual costs, a written demand for payment of the balance due shall be mailed to the owner and the applicant. If unused balance remains in the escrow account after paying the total actual costs, it shall be returned to the applicant with any interest accrued.
- (f) *Condition of all applications, approvals and permits; time periods.* No application filed pursuant to this chapter shall be considered complete unless and until all fees and deposits due pursuant to this subsection have been paid. Every approval granted and every permit issued pursuant to this chapter shall, whether or not expressly so conditioned, be deemed to be conditioned upon payment of fees as required by this section. Where this Code provides that the passage of time without decision or action shall be deemed an approval or a recommendation for approval, time periods shall be tolled during any period of non-payment, but shall otherwise continue to run. The failure to fully pay any such fee or deposit, when due, shall be grounds for refusing to process an application and for denying or revoking any permit or approval sought or issued with respect to the land or development to which the unpaid fee or deposit relates.
- (g) *Exceptions.* The provisions of this section shall not apply to, and no supplemental escrow shall be required of, an applicant where either:
 - (1) The permit in question does not require an off-site drainage or other infrastructure improvement;
 - (2) The applicant is a public body or agency deriving the majority of its revenues from taxes levied within the Village of Northbrook.
- (h) *Appeals.* Any dispute regarding the determination to utilize the escrow may be appealed only to the zoning board of appeals.

Sec. 6-16. Restoration of vacant lots following demolitions.

- (a) *Required.* On any and all lots where an existing structure(s) has been demolished, either partially or in its entirety, and no construction or permit activity has started within 30 days following the completion of the demolition work, the lot shall be properly graded, including the filling of any excavations and the removal of all construction debris and/or equipment, and restored, weather permitting or as soon as favorable weather conditions are available as determined by the code official. Restoration shall include a minimum six inches of pulverized topsoil and either grass seed covered with an excelsior blanket or sod. The restored areas shall also be watered in the absence of rain showers as required to sustain growth and maintained at a height of not greater than ten inches. When it is determined by the code official that restoration with topsoil and seed or sod is not appropriate given the existing circumstances (nonresidential lots only), then restoration can

consist of gravel/stone compacted in such a manner to eliminate dust concerns, installation of a paneled fence or another acceptable manner as determined by the code official. Public sidewalk shall be restored with portland cement concrete in compliance with village standard specifications or as approved by the village engineer.

- (b) *Time extensions.* The code official may grant extensions in increments up to 30 days at one time, to a maximum of 90 days, when the code official determines that such extensions are in the best interest of the village for reasons stated in the extension authorizations. Additional time extensions may be granted by resolution duly adopted by the board of trustees where they determine relief from this requirement is in the best interest of the village.
- (c) *Village completion of restoration.* In the event that the lot is not restored within the specified time period, the village has the right, but not the obligation, to enter the said lot and complete the necessary restoration work. The village shall bill the property owner for the costs of such work and, if payment is not received within a standard billing cycle, the village shall file a lien to collect payment in accordance with the provisions of applicable law.

Sec. 6-17. Vacant buildings.

- (a) *Declaration of policy.* The purpose of this section is to protect the public health, safety, and welfare by:
 - (1) Establishing a program for identification, registration, and regulation of buildings which are or become vacant.
 - (2) Determining the responsibilities of owners of vacant buildings.
 - (3) Providing methods for administration, enforcement, and imposition of penalties.

This section will be construed liberally to affect its purposes.

- (b) *Other regulations.* This section will not prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than provided in this section. Where this section conflicts with other applicable provisions, the standard providing the most protection for the village will apply.
- (c) *Definitions.* Unless otherwise expressly stated or clearly indicated by the context, the following terms will, for the purpose of this section, have the following meanings:

Boarded building means a building where any or all window or door openings, which were present for the purpose of providing light, ventilation or egress, are affixed or otherwise covered, from the interior or exterior, with opaque, solid, or transparent material for the purpose of securing or preventing access or damage to the building.

Building means any structure occupied or intended for supporting or sheltering any occupancy.

Director means the director of the department of development and planning services.

Owner means any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Premises means a lot, plot or parcel of land including any structure thereon.

Public nuisance includes the following:

- (1) The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under this Code;

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- (2) Any physical condition, use or occupancy or any building or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures;
 - (3) Any building which has unsanitary sewerage or plumbing facilities;
 - (4) Any building designated by the director as unsafe for human habitation or use;
 - (5) Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property;
 - (6) Any building which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds;
 - (7) Any building that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; open or vacant and the doors, windows, or other openings are boarded up or secured, by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises; or
 - (8) Any building defined as an "unsafe building or structure" by section 1-2 of this Code, as it may be amended.

Unoccupied building means a building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the director pursuant to authority granted by the code. In determining that whether a building is "unoccupied," the director may consider these factors, among others:

- (1) A building at which substantially all lawful residential or business activity has ceased.
- (2) The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units shall be considered.
- (3) The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.
- (4) The building lacks utility services, i.e. water, sewer, electric or natural gas.
- (5) The building is the subject of a foreclosure action.
- (6) The building is not actively for sale as part of a contractual agreement to sell the building, the building lacks "for sale," "for rent" or similar signage.
- (7) The presence or recurrence of uncorrected code violations.

Unsafe building or structure means a building or structure defined as an "unsafe building" in section 1-2 of this Code. Such buildings are public nuisances.

Vacant building means a building or portion of a building which is:

- (1) Unoccupied and unsecured;
- (2) Unoccupied and secured by boarding or other similar means;
- (3) Unoccupied and a dangerous structure;
- (4) Unoccupied and condemned pursuant to applicable provisions of this Code;
- (5) Unoccupied and has multiple code violations;
- (6) Unoccupied and the building or its premises has been the site of unlawful activity within the previous six months;

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- (7) Condemned and unlawfully occupied;
 - (8) Unoccupied for more than 180 days, during which time the village has ordered the correction of public nuisance conditions which have not been corrected in a code-compliant manner; or
 - (9) Unoccupied for over two years.

But not including:

- (1) Unoccupied buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.
 - (2) Unoccupied buildings which are completed buildings and which are in compliance with all applicable ordinances, codes, legislation, and regulations.
- (d) *Vacant building determination.* Within 90 days after the effective date of this section, the director shall evaluate all buildings in the village believed to be unoccupied and determine for each whether the building is "vacant" within the meaning of this section. The director may determine that a building which meets any of the criteria for a "vacant" building will not be regulated under this section for a stated period, if upon consideration of reliable, substantiated and sufficient evidence, the director determines that regulation of the building under this section would not serve the public health, safety, and welfare. This determination must be in writing and state the factual basis for the determination. For buildings the director determines to be "vacant," within seven days of making that determination, the director will send notice of the determination to the last taxpayer of record for the property, as listed on the most recent Cook County tax roll, via prepaid first-class United States mail, with proper postage prepaid. Failure of delivery shall not excuse a person from complying with this section. The director shall maintain an affidavit of such mailing for each notice of determination sent. Alternatively, the director may personally serve or cause personal service of the notice of determination. Any person making such personal service must execute an affidavit attesting to service.

The notice will specify a date and time on which the owner must allow for an inspection of the interior of the building to determine the extent of compliance with all applicable village codes. The owner shall pay an inspection fee to the village as provided in the village's annual fee ordinance within 30 days of the inspection. An unpaid fee shall be a lien upon the premises.

The notice will contain a statement of the obligations of the owner of a building determined to be a vacant building, a copy of the registration form the owner is required to file pursuant to subsection (f) of this section, and a notice of the owner's right to appeal the director's determination.

(e) *Appeal of director's determination of a vacant building.*

- (1) An owner of a building determined by the director to be a vacant building under this section may appeal that determination to the village manager. Such appeal will be in writing and be filed with the village manager within 15 days of the date of mailing of the notice of determination. The filing of an appeal stays the owner's obligation to register their building as required by subsection (f) of this section. The appeal must contain a complete statement of the reasons the owner disputes the director's determination, must set forth specific facts in support thereof, and must include all evidence the owner relies upon to support the appeal. The village manager will decide the appeal on the basis of facts presented by the owner in their written appeal and the director's written determination.
- (2) The owner will bear the burden to present sufficient evidence to persuade the village manager that had the evidence been known to the director at the time the director made the determination, the director would more likely than not have determined that the subject building was not a "vacant building" within the meaning of this section.

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- (3) The village manager will send written notice of their decision to the owner within ten days of the village manager's receipt of the appeal. The village manager may, but is not required to, seek additional information from the owner. The village manager may, upon written notice thereof to the owner, take no more than ten additional days to decide the appeal upon determining that additional time is required for consideration of the appeal.
- (4) An owner who wishes to challenge applicability of this section to his/her building prior to a determination by the director may write to the director and provide specific evidence to demonstrate why this section should not apply. If the director determines that the subject building is a "vacant building," the owner may appeal the director's determination to the village manager as provided for herein.
- (f) *Obligation to register vacant buildings.* The owner of a building who knows, or from all the facts and circumstances should know, that their building is or has become a "vacant building" within the meaning of this section, or the owner of a building, which the director determines at any time to be a "vacant building", or the owner of a building whose appeal from the director's determination has been denied by the village manager must take the actions provided for in this subsection within 15 days after the date of director's notice of determination or the occurrence of the events which would cause a reasonable person to believe that the building was a "vacant building," or denial of the appeal, whichever is applicable. Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this section, nor does it preclude any of the actions the village is authorized to take pursuant to this section or elsewhere in this Code.
- (1) a. Register the building with the director, on a form provided by the director and pay the annual non-prorated vacant building registration fee provided in the annual fee ordinance. The form must include, at a minimum, the name, street address, and telephone number of the owner; the case name and number of any litigation pending concerning or affecting the building, including bankruptcy cases; and the name, street address, and telephone number of all persons with any legal interest in the building or the premises. The form will require the owner to identify a natural person 21 years of age or older who maintains a permanent address in Cook County, Illinois to accept service on behalf of the owner with respect to any notices the director sends pursuant to this section or service of process in any proceeding commenced to enforce any provision of this section, and file with the director on the registration form, the name, address, telephone number, of said person. A street address is required. A post office box is not an acceptable address.
- b. Renew the vacant building registration each year on the anniversary date of the first filing for the time the building remains vacant and pay the required annual fee; and
- c. File an amended registration within 15 days of any change in the information contained in the annual registration. A new registration is required for any change in ownership whatsoever.
- (2) The form shall require the owner to indicate the owner's "acceptance of notice by posting" consenting to service of notices sent or required to be sent, pursuant to this section, by posting on the building if the owner fails to renew the registration if required, or maintain as current with the director the information required regarding the person designated to accept notice and service of process;
- (3) The owner shall allow for an inspection for compliance with all applicable codes of the interior of the vacant building and must pay the fee provided for that inspection in the annual fee ordinance within 30 days of the inspection. Such inspection will determine the extent of compliance with village property, building codes, health, fire, water and sewer codes. The village will send the inspection report to the owner within 30 days.
- (4) Obtain liability insurance and maintain such insurance for as long as the building is vacant, and file evidence of such insurance with the director, as follows: \$500,000.00 for a vacant residential building of one to three units; \$750,000.00 for a vacant residential building of four to 11 units; \$1,000,000.00

for a vacant residential building of 12 to 48 units; \$2,000,000.00 for a vacant residential building of more than 48 units; and \$2,000,000.00 for a vacant manufacturing, industrial, storage, or nonresidential commercial building; and

- (5) *Vacant building plan.* At the time a building is registered as required herein, the owner shall submit a vacant building plan. The director may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this section, the director may determine the plan. The vacant building plan must contain the following as a minimum:
- a. A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured by any means other than conventional methods used in the design of the building or permitted for new construction or similar type. The proposed repair must result in openings being secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type with board removed. Boarding must be accomplished with materials and methods described by the director. The owner must maintain the building in an enclosed and secure state until the building is reoccupied or made available for immediate occupancy. If the owner demonstrates that securing of the building will provide adequate protection to the public, the director may waive the requirement of an enclosure.
 - b. For buildings and premises thereof which are determined by the director as being or containing public nuisances, as defined in this Code, then the vacant building plan will contain a plan of action to remedy such public nuisance(s).
 - c. A time schedule identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and nuisance identified by the director.
 - d. When the owner proposes to demolish the vacant building, a plan and time schedule for such demolition.
 - e. A plan of action to maintain the building and premises thereof in conformance with this section.
 - f. A plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The time schedule must include date(s) of commencement and completion of all actions required to achieve habitability. No plan which provides for compliance with this section or, which will not, as determined by the director, achieve such compliance, within six months, in the case of a vacant boarded building, and two years, in the case of a vacant, unboarded, and code-compliant building will be approved.
 - g. All premises upon which unoccupied or vacant buildings, are located and the exteriors shall at all times be maintained in compliance with this Code.
 - h. Exterior lighting according to standards established by the director and available from the director.
- (6) On written notice of the director, provide bonded, licensed, and insured security guard service at the building between the hours of 3:00 p.m. and 8:00 a.m. Such service must remain in place until the director gives written notice that the service is no longer required. The director may require security guard service upon a written determination that the vacant building constitutes a fire hazard, is otherwise dangerous to human life or the public welfare, involves illegal or improper use, occupancy, or maintenance, under such conditions that boarding and securing the building are insufficient to prevent the actual or threatened harm.
- (7) Affix signage to any building which is boarded, no smaller than two feet by two feet and in compliance with the village's sign regulations, which provides the following information: the name, address, and telephone number of the owner, and in addition, for buildings which are the subject of a foreclosure

action, the name, address, and telephone number of the plaintiff and the plaintiff's attorney, if any, in the foreclosure action. The sign must be placed so that its message is legible from the public way.

(g) *Approval of vacant building plan.*

- (1) The director will review the proposed vacant building plan in accordance with the standards below. The director will send notice to the owner of the vacant building of the director's determination.
- (2) *Standards for plan approval.* In considering the appropriateness of a vacant building plan, the director shall include the following in their consideration and shall make written findings as to each:
 - a. The purposes of this section and intent of the village to minimize the time a building is boarded or otherwise vacant.
 - b. The effect of the building and the proposed plan on adjoining property.
 - c. The length of time the building has been vacant.
 - d. The presence of any public nuisances on the property.
 - e. The likelihood that the plan or portion(s) thereof will prevent or ameliorate the condition it is designed to address.

(h) *Authority to modify plan; right of appeal.* The director will, upon notice to the vacant building owner, have the right to modify the vacant building plan by modifying the dates of performance, the proposed methods of action, or by imposing additional requirements consistent with this section deemed necessary to protect the public health, safety, or welfare.

(i) *Failure to comply with plan.* Failure to have an approved plan within 30 days of filing the registration form or failure to comply with the approved plan will constitute a violation of this section subjecting the owner of the building to penalties as provided in this section and to any remedies the village may avail itself of as provided for herein and elsewhere in this Code, including without limitation an action to compel correction of property maintenance violations.

(j) *Other enforcement.* The registration of a vacant building shall not preclude action by the village to demolish or to take other action against the building pursuant to other provisions of this section, this Code, or other applicable requirements of law.

(k) *Certification.* A certificate of code compliance for vacant buildings issued by the director and payment in full of all fees imposed pursuant to this section are required prior to any occupancy of a vacant building.

(l) *Time restrictions for boarded or vacant buildings.*

- (1) *Boarded buildings.* It is the policy of the village that boarding of buildings is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant building may not remain boarded longer than six months unless an extension of that time is part of a plan approved by the director.
- (2) *Unboarded vacant buildings.* A vacant building which is unboarded and code-compliant and which is determined by the director on the basis of police reports, citizen complaints, and other information of other type considered reliable by reasonable persons, to not require boarding to prevent unauthorized entry may not remain vacant for more than two years without an approved plan for occupancy, sale, demolition, or other disposition of the building.

(m) *Enforcement and penalties.*

- (1) Any person found to have violated any provision of this section shall be subject to the fines set forth in section 1-13 of this Code, in addition to any other legal or equitable remedies available to the village. Such other remedies include, but are not limited to, injunctive relief, application to a court of

competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the village may have thereon. Each day a violation exists constitutes a separate violation.

- (2) The village may enforce this section through administrative adjudication or in circuit court. Administrative adjudication will be conducted in accordance with this Code.
- (3) Nothing herein contained prohibits the village taking immediate action to the extent permitted under this Code to condemn or otherwise remediate a building which is determined to pose an imminent danger to the occupants of the building, or the public, health, safety and welfare.

Sec. 6-18. Stop Work Order.

- (a) The village engineer and the director of development and planning services after due notice, shall have the power to order all construction, alteration or repair work to be stopped on any public or private site improvement in the village, however financed, when such work is being done in violation of any provision of any ordinance relating to such construction, alteration or repair work, including, but not limited to, village ordinances relating to building, zoning and subdivision. All work thus stopped shall not be resumed except upon written permission of the village engineer, provided that if the stop order is an oral one, it shall be followed by a written stop order within 24 hours. Such written stop order shall be served personally or by certified mail, return receipt requested.
- (b) The failure to comply with or the unauthorized removal or defacing of a stop order or continuing to work in violation of a stop order issued pursuant to this section shall constitute an offense.

Secs. 6-19—6-50. Reserved.

ARTICLE II. BUILDINGS

Sec. 6-51. Adoption of International Building Code.

There is hereby adopted by the village the 2024 International Building Code, as hereinafter amended (hereinafter the "Building Code"). At least one copy of the International Building Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Building Code, 2024 edition, published by the International Code Council, are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-52 of this Code.

Sec. 6-52. Additions, deletions and modifications of the International Building Code.

The following sections and subsections of the 2024 International Building Code are hereby added, amended, revised, and changed as follows:

- (1) *Subsection 101.1 Title.* Amend to read as follows:
Insert "**the Village of Northbrook, Cook County, Illinois**" for "[name of jurisdiction]".
- (2) *Subsection 102.4.3 Illinois State Plumbing Code.* Add a new subsection 102.4.3 to read as follows:
102.4.3 Illinois State Plumbing Code. Whenever a reference is made to the International Plumbing Code or Chapter 29 of this Code, such reference shall be deemed to refer to the applicable section of the Illinois State Plumbing Code, as adopted by the Village of Northbrook.

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- (3) *103.1 Code Compliant Agency.* Amend to read as follows:

Section 103.1. Code Compliance Agency. The Department of Development and Planning Services is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- (4) *103.2 Appointment.* Amend to read as follows:

103.2 Appointment: The building official shall be a member of the Department of Development and Planning Services, as established by the Northbrook Municipal Code.

- (5) *104.2.4.1. Flood hazard areas.* Delete this subsection in its entirety.

- (6) *105.2 Work exempt from permit.* Change only the title of this section to read as follows:

105.2. Work exempt from building permit.

- (7) *105.5 Expiration.* Delete this subsection in its entirety and replace it with the following:

105.5 Expiration and Time Extensions. Permits shall expire in accordance with the limits established in Sec. 6-6 of the Northbrook Municipal Code. Extensions may be granted for expired permits in accordance with the standards and procedures established in Sec. 6-6 of the Northbrook Municipal Code.

- (8) *105.6 Suspension or Revocation.* Amend this subsection by changing the title and adding an additional sentence at the end, so the subsection reads as follows:

105.6 Suspension, revocation or surrender. The building official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code. A permit may also be voluntarily surrendered in accordance with the standards and procedures of Sec. 6-7 of the Northbrook Municipal Code.

- (9) *Subsection 107.6 Minimum information provided on first page of drawings.* Add a new subsection to read as follows:

107.6 Minimum information provided on first page of drawings. Construction drawings shall include information to clearly convey the occupancies and uses of the structure, construction types and other the basic construction elements used in the design. All construction documents shall, at a minimum, include the following information on the first page:

- a. Use and Occupancy group(s) classification (indicate single use; or single use with incidental use/accessory use; or mixed use separated/non-separated);
- b. Type(s) of construction;
- c. Occupant load based on International Building Code;
- d. Occupant load based on State of Illinois Plumbing Code;
- e. Design Live and Dead Loads; and
- f. The name, address, signature and seal of the Design Professional responsible.

- (10) *Subsection 107.7 Cover sheet.* Add a new subsection 107.7 to read as follows:

107.7 Standard cover sheet. The building official may require that construction documents be accompanied by a standardized Village cover sheet that lists basic information regarding the proposed construction, including but not limited to the information required in 107.6. Such cover sheet shall be signed and sealed by the Design Professional responsible.

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- (11) *Subsection 111.5 Additional requirements and standards for occupancy.* Add a new subsection to read as follows:

111.5 Additional requirements and standards for occupancy. In addition to the standards and procedures established in this Code, occupancies shall also be governed by the requirements of Sec. 6-12, Certificate of occupancy, of the Northbrook Municipal Code.

- (12) *113.1 General.* Delete the language in its entirety and replace with the following:**113.1 General.** Appeals of decisions involving the building official shall be heard by the Northbrook Architectural Control Commission in accordance with the procedures established in the Northbrook Municipal Code.
- (13) *114.4 Violation Penalties.* Add a sentence at the end of this subsection to read as follows:
- 114.4 Violation penalties.** Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law. Fees and fines associated with such violations shall be assessed in accordance with the Village of Northbrook Fee Schedule.
- (14) *Subsection 116.6 Additional Village Actions.* Add a new subsection to read as follows:
- 116.6 Additional Village Actions.** In addition to the remedies specified in this Code, the building official may utilize all other enforcement measures available by law, including the provisions of Sec. 6-13, Unsafe and Uncompleted Buildings and Structures, of the Northbrook Municipal Code.
- (15) *Chapter 9 Fire Protection and Life Safety Systems.* Delete this chapter in its entirety and replace it with the following:
- Chapter 9 Fire Protection Systems.** Refer to the International Fire Code, as adopted by the Village of Northbrook.
- (16) *Chapter 11: Accessibility* Delete this chapter in its entirety and replace with the following:
- CHAPTER 11: Accessibility.** Refer to the provisions of the Accessibility Code as adopted by the Village of Northbrook.
- (17) *Chapter 29: Plumbing Systems* Delete this chapter in its entirety.
- (18) *Subsection 3001.7 Permits and Work.* Add a new subsection to read as follows:
- 3001.7 Permits and Work.** Equipment or devices subject to the provisions of this Code shall not be constructed, installed, relocated or altered unless a permit has been received from the AHJ (Authority Having Jurisdiction) before the work is commenced. A copy of such permit shall be kept at the construction site at all times while the work is in progress.
- (19) *Subsection 3001.8 Installation and operation.* Add a new subsection to read as follows:
- 3001.8 Installation and operation.** The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the AHJ.
- (20) *Subsection 3001.9 Posting certificates of compliance.* Add a new subsection to read as follows:
- 3001.9 Posting certificates of compliance.** The owner or lessee shall post the current certificate of compliance in a conspicuous place inside the elevator.
- (21) *3002.4 Elevator car to accommodate ambulance stretcher.* Delete the language in this subsection in its entirety and replace it with the following:

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings that are: (1) three or more stories above grade plane; (2) three or more stories below grade plane; or (3) are use groups I, R-1 or R-2, at least one elevator shall be provided for fire department emergency access to all floors. The power supply for these elevators shall be normally provided by the premises' electrical supply. In the event of a power supply failure, an emergency electrical system shall automatically provide power for a duration of not less than 24 hours, installed per section 604. Elevators designated as emergency access shall accommodate an 88" long and 26" wide stretcher within the elevator cab, accounting for handrails and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame.

- (22) *3005.1 Access.* Delete this subsection in its entirety and replace it to read as follows:

3005.1 Access. An approved means of access shall be provided to elevator machine rooms and overhead machinery equipment spaces. This means of access is not to be used as a passageway through the machine room to other areas of the building or roof.

- (22) *3009.3 Maintenance items.* Delete this subsection in its entirety and replace it with the following:

3009.3 Maintenance items. All operating and electrical parts and accessory equipment or devices subject to this article shall be maintained in a safe operating condition. The maintenance of elevators, dumbwaiters and escalators shall conform to ASME A17.1.

- (23) *Section 3010.* Add a new subsection to read as follows:

3010 Tests and inspections.

3010.1 General. All equipment and devices covered by the provisions of this Code shall be subjected to acceptance and maintenance tests and periodic inspections as required herein.

3010.2 Acceptance tests. Acceptance tests and inspections shall be required on all new, relocated and altered equipment subject to the provisions of this chapter. Tests and inspections shall be of such a nature as to determine whether the entire installation is designed, constructed and installed in compliance with this Code, and shall include all parts of the equipment and machinery. In addition, full load tests to be done on all equipment. All such tests shall be made in compliance with the requirements of Section 8.10 and in the presence of the AHJ, or by an approved agency for the AHJ and by the person installing such equipment.

3010.3 Periodic tests and periodic inspections. Periodic tests shall be required on all new and existing power elevators, and periodic inspections shall be made of all new and existing equipment subject to the provisions of this chapter.

3010.3.1 Periodic tests. Periodic tests shall be made by the AHJ, or by an approved agency, and shall be made at the expense and responsibility of the owner. Where such tests are not made by the AHJ, the approved agency shall submit a detailed report of the tests to the AHJ on approved forms not more than thirty (30) days after the completion of the tests.

3010.3.2 Periodic inspections. Periodic inspections shall be made by the AHJ or by an approved agency. Where such inspections are not made by the AHJ, the approved agency shall submit a detailed report of the inspection to the AHJ on approved forms not more than thirty (30) days after completion of the inspection.

3010.3.3 Frequency of tests and inspections. Add new sub: "Tests and inspections shall be conducted at intervals of not more than those set forth in ASME A17.1 listed in chapter 35 for elevators, escalators, dumbwaiters and moving walks."

- (24) *Section 3011.* Add a new subsection to read as follows:

3011 Hoisting and elevating equipment.

3011.1 Miscellaneous hoisting and elevating equipment. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the AHJ to ensure safe operation.

3011.2 Conveyors. Conveyors and related equipment shall be inspected and tested in accordance with ASME B20.1 listed in chapter 35.

(Ord. No. 2022-18, § 2, 4-12-2022)

Sec. 6-53. Adoption of state elevator safety rules.

The provisions of the Illinois Elevator Safety Act (225 ILCS 312/1 et seq.) and Part 1000, Chapter II, Title 41 of the Illinois Administrative Code, entitled "Illinois Elevator Safety Rules," are hereby adopted into this Code by this reference.

Secs. 6-54—6-60. Reserved.

ARTICLE III. ONE- AND TWO-FAMILY DWELLINGS

Sec. 6-61. International Residential Code adopted.

There is hereby adopted by the village the 2024 International Residential Code for one- and two-family dwellings, as hereinafter amended (hereinafter the "Residential Code"). At least one copy of the International Residential Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein.

Sec. 6-62. Applicability.

The 2024 International Residential Code shall apply to all single-family detached dwellings, two-family dwellings, and all buildings and structures accessory thereto that are expressly regulated by the International Residential Code.

Sec. 6-63. Deletions, additions, and modifications to the International Residential Code.

The following sections and subsections of the 2024 International Residential Code are hereby added, amended, revised, and changed as follows:

- (1) *R101.1 Title.* Amend to read as follows:

Insert "**the Village of Northbrook, Cook County, Illinois**" for "[name of jurisdiction]".

- (2) *R101.2 Scope.* Delete Exceptions 2, 3, 4 and 5 from the list.

- (3) Subsection *R102.4.3 Energy Efficiency.* Add a new subsection to read as follows:

R102.4.3 Illinois Energy Conservation Code. Whenever a reference is made to the International Energy Conservation Code – Residential Provisions or Chapter 11 of this code, such reference shall be

deemed to refer to the applicable section of the Illinois Energy Conservation Code as adopted separately by the Village of Northbrook.

- (4) *R102.4.4 Mechanical.* Add a new subsection to read as follows:

R102.4.4 International Mechanical Code. Whenever a reference is made to the International Mechanical Code or Chapters 12 through 23 of this code, such reference shall be deemed to refer to the applicable section of the International Mechanical Code as adopted separately by the Village of Northbrook.

- (5) *R102.4.5 Fuel Gas.* Add a new subsection to read as follows:

R102.4.5 Fuel Gas. Whenever a reference is made to the International Fuel Gas Code or Chapter 24 of this code, such reference shall be deemed to refer to the applicable section of the International Fuel Gas Code as adopted separately by the Village of Northbrook.

- (6) *R102.4.6 State Plumbing Code.* Add a new subsection to read as follows:

R102.4.6 Illinois State Plumbing Code. Whenever a reference is made to the International Plumbing Code or Chapters 25 through 33 of this Code, such reference shall be deemed to refer to the applicable section of the Illinois State Plumbing Code, as adopted by the Village of Northbrook.

- (7) *R102.4.7 Electrical Code.* Add a new subsection to read as follows:

R102.4.7 Electrical Code. Whenever a reference is made to Chapters 34 through 43 of this Code, such reference shall be deemed to refer to the applicable section of the National Electrical Code, as adopted by the Village of Northbrook.

- (8) *R103.1 Creation of agency.* Amend to read as follows:

R103.1 Creation of agency. The Department of Development & Planning Services is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- (9) *R103.2 Appointment.* Amend to read as follows:

R103.2 Appointment. The building official shall be a member of the Department of Development and Planning Services, as established by the Northbrook Municipal Code.

- (10) *Subsection R104.2.3.1 Flood hazard areas.* Delete this subsection in its entirety.

- (11) *R105.2 Work exempt from permit.* Change only the title of this section from "Work exempt from permit" to read as follows:

R105.2 Work exempt from building permit.

- (12) *Subsection R104.3.1. Determination of substantially improved or substantially damaged existing buildings in flood hazard areas.* Delete this subsection in its entirety.

- (13) *R105.5 Expiration.* Delete this subsection in its entirety and replace it with the following:

R105.5 Expiration and Time Extensions. Permits shall expire in accordance with the limits established in Sec. 6-6 of the Northbrook Municipal Code. Extensions may be granted for expired permits in accordance with the standards and procedures established in Sec. 6-6 of the Northbrook Municipal Code.

- (14) *R105.6 Suspension or Revocation.* Amend to read as follows:

R105.6 Suspension, revocation or surrender. The building official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of

the provisions of this Code. A permit may also be voluntarily surrendered in accordance with the standards and procedures of Sec. 6-7 of the Northbrook Municipal Code.

- (15) *R106.1 Submittal documents.* Delete the second sentence of this subsection so that the new subsection reads as follows:

R106.1 Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets, or in digital format where allowed by the *building official*, with each application for a permit. Construction documents for all new one-family and two-family residences, additions and alterations shall be prepared by a design professional licensed with the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

- (16) *Subsection 106.1.6 Cover sheet.* Add a new subsection to read as follows:

R106.1.6 Village Cover sheet. The building official may require that construction drawings include a Village of Northbrook Cover Sheet that includes standardized construction information. The building official shall prepare and update such cover sheets from time to time and make them available for use by design professionals.

- (17) *R109.1.3 Floodplain inspections.* Delete this subsection in its entirety and replace it with the following:

R109.1.3 Floodplain inspections. For construction in flood hazard areas as established by Table R301.2 set forth in Sec. 6-63(24) of this Code, upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of all documentation required in Section R306, and all applicable requirements of the Northbrook Zoning Code.

- (18) *R109.1.5.1 Fire-resistance-rated construction inspection.* Add a new sentence at the end of this subsection so it reads as follows:

R109.1.5.1 Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after lathing or gypsum panel products are in place, but before any plaster is applied, or before panel joints and fasteners are taped and finished. In the event the fire-rated assembly is constructed in phases, the construction must allow the inspection that takes place to identify the layer of construction and its attachment.

- (19) *R109.2 Inspection agencies.* Add a new second sentence to make the subsection read as follows:

R109.2 Inspection agencies. The building official is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability. Prefabricated construction will be permitted for structural framing only. A certificate of approval by an approved agency shall be furnished with all engineered systems.

- (20) *R109.3.1 Condition of property and available equipment.* Add a new subsection to read as follows:

R109.3.1 Condition of property and available equipment. It shall be the duty of the permit holder to ensure the property and structure being inspected is maintained in a safe and orderly condition during the course of the requested inspection. Furthermore, it shall be the responsibility of the permit holder to ensure that ladders, hand tools and other equipment are readily available for the use of those performing inspections.

- (21) *R110.5 Additional requirements and standards for occupancy.* Add a new subsection to read as follows:

R110.5 Additional requirements and standards for occupancy. In addition to the standards and procedures established in this Code, occupancies shall also be governed by the requirements of Sec. 6-12, Certificate of occupancy, of the Northbrook Municipal Code.

- (22) *R112 Means of Appeals*. Delete this Section in its entirety and replace it with a new Section R112 and Subsection R112.1 to read as follows:

R112 Appeals

R112.1 General. Appeals of decisions involving the building official and this Code shall be heard by the Architectural Control Commission in accordance with the procedures established in the Northbrook Municipal Code.

- (23) *R113.4 Violation Penalties*. Add a sentence at the end of this subsection to read as follows:

R113.4 Violation penalties. Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law. Fees and fines associated with such violations shall be assessed in accordance with the Village of Northbrook Fee Schedule.

- (24) *Table R301.2*. Insert the following information into Table R301.2:

Climatic and Geographic Design Criteria	
Ground Snow Load	30
Wind Speed (mph)	107 mph
Topographic Effects	No
Special Wind Region	Not Applicable
Windborne Debris Zone	Not Applicable
Seismic Design Category	A
Subject Damage From Weathering	Severe
Subject to Damage From Frost line depth	42 inches
Subject to Damage From Termite	Moderate to heavy
Winter Design Temperature	2 degrees
Ice Shield Underlayment	Yes
Flood Hazard	Yes. See Northbrook Zoning Code; Flood Hazard Overlay District
Air Freezing Index	2000
Mean Annual Temperature	50 degrees
Manual J Design Criteria	
Elevation	653
Latitude	42 degrees North
Winter Heating	4 degrees
Summer Cooling	89 degrees
Altitude Correction Factor	None
Indoor Design Temperature	70 degrees
Design Temperature Cooling	75 degrees
Heating Temperature Difference	66 degrees
Cooling Temperature Difference	14 degrees
Wind Velocity Heating	None

Wind Velocity Cooling	None
Coincident Wet Bulb	73 degrees
Daily Range	Medium
Winter Humidity	30%
Summer Humidity	50%

(25) *R301.2.4 Floodplain Construction.* Delete this subsection in its entirety.

(26) *Table R302.6 Dwelling Unit Garage separation.* Revise Table R302.6 to specify the material used for garages as indicated below:

Table R302.6 Dwelling Unit Garage Separation

Separation	Material
From the dwelling unit and attics	Not less than ½-inch Type X gypsum board or equivalent applied to the garage side
From portions of the dwelling unit above the garage	Not less than ½-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than ½-inch Type X gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than ½-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area

(27) *R306.1.4 Establishing the design flood elevation.* Delete the subsection in its entirety and replace it as follows:

R306.1.4 The design flood elevation is set forth in the Northbrook Zoning Code, as amended.

(28) *R306.1.5 Lowest floor.* Delete the subsection in its entirety and replace it as follows:

R306.1.5 The lowest floor is set forth in the Northbrook Zoning Code, as amended.

(29) *R306.1.9 Manufactured homes.* Delete the subsection in its entirety.

(30) *R306.1.10 As-built elevation documentation.* Delete the subsection in its entirety and replace it as follows:

R306.1.10 As-built elevation documentation shall be provided as set forth in the Northbrook Zoning Code, as amended.

(31) *R306.2 Flood hazard areas (including A Zones).* Delete the subsection in its entirety and replace it as follows:

R306.2 Flood hazard areas are determined as set forth in the Northbrook Zoning Code, as amended.

(32) *R306.3 Coastal high-hazard areas (including V Zones).* Delete the subsection in its entirety and replace it as follows:

R306.3 Coastal high-hazard areas are determined as forth in the Northbrook Zoning Code, as amended.

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- (33) *R309.1 Townhouse Automatic sprinkler systems.* Amend to read as follows:

R309.1 Townhouse and one-and two-family dwellings automatic sprinkler systems.

An automatic sprinkler system shall be installed in townhouses and in one- and two-family dwellings.

Exception: An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system unless the amount of added habitable floor area (excluding basement area) exceeds 115 percent of the habitable floor area (excluding basement area) of the existing dwelling, in which case a sprinkler system shall be required. Such permits shall be classified as **Major Renovation Permits**.

- (34) *R309.1.1 Design and installation.* Amend to read as follows:

R309.1.1 Design and installation. Automatic sprinkler systems for townhouses and one- and two-family dwellings shall be designed and installed in accordance with NFPA 13D.

- (35) *R309.2 One- and two-family dwellings automatic sprinkler systems.* Delete subsection in its entirety.

- (36) *R309.2.1 Design and installation.* Delete subsection in its entirety.

- (37) *R310.2.2 Alterations, repairs and additions.* Amend to read as follows:

R310.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing or mechanical systems.
3. Installation, alteration or repairs of “stand-alone” electrical permits including lighting upgrades, electric service and/or circuit breaker panel upgrades, generators and circuits for sump pumps associated with drain tile projects.

- (38) *Add a new section R310.2.2.3 to read as follows:*

R310.2.2.3 Special alterations and additions. *Smoke alarms shall be installed in accordance with R310.2.2 when photovoltaic systems with battery back up equipment (ESS), battery back-up equipment and/or electric vehicle (EV) charging systems or receptacles are installed.*

- (39) *Add a new section R310.4.1 to read as follows:*

R310.4.1 Central Alarm Systems: *When a professionally installed central alarm system (monitored or unmonitored) is installed, modified or added onto, the system must be NFPA 72 and NFPA 720 compliant and certified as being compliant in writing by the alarm contractor and a copy of the alarm contractors Illinois State License provided.*

- (40) *R319.4.4.1 Window well covers required.* Add a new subsection to read as follows:

R319.4.4.1 Window well coverings required.

1. Sides. Any window well of dwelling facing the side lot line shall be protected by a window well cover designed to support a 200-pound load or have a three-foot tall railing installed to prevent a falling hazard while still allowing the window to function as an escape.

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2. Front and rear. Any window well located on the front of a dwelling, the side of a dwelling facing a street (corner side yard), or the rear of a dwelling and is located within thirty-six (36) inches of a finished walking surface shall be protected by a window well cover or a three-foot railing.
 3. Waiver. The building official may waive the above requirements upon demonstration that the protection is unnecessary to prevent a hazardous condition.
- (41) *R323.1.1.3 Private residence elevators machine/control rooms.* Add a new Section R323.1.1.3 and associated Subsection R323.1.1.4
- R323.1.1.3 Private residence elevators machine/control rooms.** Private residences with elevators shall have a separate elevator machine or control room with the following minimum specifications or equipment may be in a mechanical area of the dwelling. Equipment shall comply with A17.1-2019 section 5.3.1.6.1(a) (b), 5.3.1.6.2 and 5.3.1.6.3 for guarding of equipment.
- 1) The room shall have walls having a minimum one-hour fire rating.
 - 2) The room shall have clear headroom of at least 84 inches.
 - 3) The door shall be a minimum 36" wide by 80" tall and capable of being locked.
 - 4) The main line disc switch shall be located on the lock side of the door and shall be fused and heavy duty.
 - 5) The car light disconnect switch shall be located on the lock side of the door and shall be fused, rated and general duty.
 - 6) The light switch for the room shall be located on the lock side of the door.
 - 7) The room shall be illuminated to a minimum level of 10 foot-candles.
 - 8) The room shall have a 110V GFI Duplex outlet located below the light switch.
 - 9) The room shall be equipped with a minimum 5lb ABC Fire Extinguisher, located on the lock side of the door.
- (42) *R326 Sanitation.* Delete all subsections in their entirety and amend with the following:
- R326 Sanitation.** Refer to the Illinois Plumbing Code, as adopted by the Village of Northbrook.
- (43) *R506.1 General.* Add a sentence at the end of the subsection to read as follows:
- R506.1 General.** Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332. Such floors shall be not less than 3 1/2 inches (89 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2. Install a 6" x 6" - 10/10 w.w.f. (welded wire fabric) mesh in all basements and attached garages.
- (44) *R506.3.2 Base.* Delete the exception in this subsection.
- (45) **Appendix BC: Accessory Dwelling Units (ADU).** Adopt this appendix in its entirety.
- (46) **Appendix BE: Radon Control Methods.** Adopt this appendix in its entirety. (Commentary: 420 ILCS 52, "The Illinois Radon Resistant Construction Act", requires that all new residential construction in this State shall include passive radon resistant construction.)
- (47) **Appendix BF: Patio Covers.** Adopt this appendix in its entirety.
- (48) **Appendix BG: Sound Transmission.** Adopt this appendix in its entirety.
- (49) **Appendix BH: Automatic Vehicular Gates.** Adopt this appendix in its entirety.

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- (50) **Appendix BN: Extended Plate Wall Construction.** Adopt this appendix in its entirety.
 - (51) **Appendix BO: Existing Buildings and Structures.** Adopt this appendix with the following modifications:
 - 1) **Subsection BO104.2.3 Plumbing materials and supplies.** Delete in its entirety.
 - 2) **Subsection BO104.3 Water closets.** Delete in its entirety.
 - 3) **Subsection BO104.4 Electrical.** Delete in its entirety.
 - 4) **Subsection BO105.5 Electrical equipment and wiring.** Delete in its entirety.
 - (52) **Appendix CA: Sizing and Capacities of Gas Piping.** Adopt this appendix in its entirety.
 - (53) **Appendix CB: Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents.** Adopt this appendix in its entirety.
 - (54) **Appendix CC: Recommended Procedure for Safety Inspection of an Existing Appliance Installation.** Adopt this appendix in its entirety.
 - (55) **Appendix NB: Solar-Ready Provisions-Detached One-and Two-Family Dweelings and Townhouses.** Adopt this appendix in its entirety.

Secs. 6-63—6-70. Reserved.

ARTICLE IV. PLUMBING

Sec. 6-71. Adoption of the Illinois Plumbing Code.

The provisions of the Illinois Administrative Code Title 77, Part 890 (77 IL. Admin Code 890.00 et seq.) (Illinois Plumbing Code) are hereby adopted by this reference, subject only to the additions, deletions, and modifications specifically set forth in section 6-72 of this Code.

Sec. 6-72. Additions, deletions, and modifications to the Illinois Plumbing Code.

The following sections of the aforesaid Illinois Plumbing Code are hereby amended, deleted, or modified as hereinafter set forth:

1. *Materials for Building Drainage/Vent Pipe.*

Section 890, Appendix A, Table A, Approved Materials for Building Drainage/Vent Pipe is amended by deleting the following as approved materials:

- (1) Acrylonitrile Butadiene Styrene (ABS) Pipe
- (6) DWV Copper/Copper Alloy Tubing
- (12) Polyvinyl Chloride (PVC) Pipe with Cellular Core

2. *Materials for Building Sewer.*

A. *Prohibited Materials for Sewer Pipes.*

Section 890, Appendix A, Table A, Approved Materials for Building Sewer Pipe is amended by deleting the following as approved materials:

- (1) Acrylonitrile Butadiene Styrene (ABS) Pipe

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- (2) Asbestos Cement Pipe
 - (4) Copper/Copper Alloy Tubing
 - (5) Concrete Pipe
 - (8) Polyvinyl Chloride (PVC) Pipe with Cellular Core
 - (9) Solder
 - (10) Vitrified Clay Pipe

B. *Required Material for Foundation Wall Penetrations.*

Section 890, Appendix A, Table A, Approved Materials for Building Sewer Pipe is amended by adding the following after the list of approved materials and Agency Notes:

Village of Northbrook Requirement for Foundation Wall Penetrations:

Ductile iron pipe ASTM A377 shall be installed for all new sanitary and storm sewer services that penetrate the foundation wall through a sleeve to a point that the piping is being supported on approved bearing ground.

3. *Materials for Water Service Pipe.*

A. *Prohibited Materials for Water Service Pipes.*

Section 890, Appendix A, Table A, Approved Materials for Water Service Pipe, is amended by deleting the following as approved materials:

- (1) Acrylonitrile Butadiene Styrene (ABS) Pipe
- (2) Brass Pipe
- (4) Chlorinated Polyvinyl Chloride (CPVC) Pipe
- (7) Galvanized Steel Pipe
- (8) Poly Butylene (PB) Pipe/Tubing
- (9) Polyethylene (PE) Pipe
- (10) Polyethylene (PE) Tubing
- (11) Polypropylene Pipe
- (12) Polyvinyl Chloride (PVC) Pipe
- (13) Stainless Steel Pipe
- (14) Welded Copper Water Tube

B. *Restriction on Use of Copper Underground.*

Section 890, Appendix A, Table A, Approved Materials for Water Service Pipes is amended by revising Agency Note 3 to read as follows:

- 3. The use of Type K Copper underground is authorized; the use of Type L Copper underground is prohibited.

4. *Materials for Water Distribution Pipe.*

Section 890, Appendix A, Table A, Approved Materials for Water Distribution Pipe is amended by deleting the following as approved materials:

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- (2) Chlorinated Polyvinyl Chloride (CPVC) Pipe/Tubing
 - (5) Cross Linked Polyethylene Distribution Systems shall be prohibited, with the exception of PEX (Type A) meeting ASTM Standard F876. Fittings and valves for use with this material shall be certified to the requirements of ASTM Standard F1960 and material, fittings and valves shall be certified to NSF/ANSI Standards 14 and 61.
 - (7) Poly Butylene (PB) Pipe/Tubing.
 - (9) Polyvinyl Chloride (PVC) Pipe.

Sec. 6-73. WaterSense products.

Pursuant to 17 Ill. Admin Code 3730.307 (c)(4) and subject to the Illinois Plumbing Code (77 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill. Adm. Code 892), all new and replacement plumbing fixtures and irrigation controllers in the Village of Northbrook installed after the effective date of this article shall bear the WaterSense label (as designed by the U.S. Environmental Protection Agency WaterSense Program), when such labeled fixtures are available.

Secs. 6-74—6-80. Reserved.

ARTICLE V. MECHANICAL

Sec. 6-81. Adoption of the International Mechanical Code.

There is hereby adopted by the village the 2024 International Mechanical Code, as hereinafter amended (hereinafter the "Mechanical Code"). At least one copy of the International Mechanical Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Mechanical Code, 2024 edition, published by the International Code Council, Inc., are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-82 of this Code.

Sec. 6-82. Additions, deletions and modifications of the International Mechanical Code.

The following sections of the aforesaid International Mechanical Code, 2024 edition, are hereby amended, deleted, or modified as hereinafter set forth:

- (1) *101.1 Title.* Amend to read as follows:
101.1 Title. These regulations shall be known as the *Mechanical Code* of the Village of Northbrook hereinafter referred to as "this code."
- (2) *103.2: Appointment.* Amend to read as follows:
103.2 Appointment. The code official shall be a member of the Department of Development and Planning Services, as established by the Northbrook Municipal Code.
- (3) *105.2 Permits not required.* Amend to read as follows:
105.2 Permits not required. Permits shall not be required for the following:
 1. Portable heating appliances;

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2. Portable ventilation appliances and equipment;
 3. Portable cooling units;
 4. Steam, hot water or chilled water piping within any heating or cooling equipment or appliances regulated by this Code;
 5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe;
 6. Portable evaporative coolers;
 7. Self-contained refrigeration systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kW) or less; and
 8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
 9. Any replacement furnace of the same type and general efficiency rating which utilizes only existing flues, ducts and pipes.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for work to be done in violation of the provisions of this Code or other laws or ordinances of this jurisdiction.

- (4) *Subsection 105.4.3 Expiration.* Delete this subsection in its entirety and replace it with the following:

105.4.3 Expiration and Time Extensions. Permits shall expire in accordance with the limits established in Sec. 6-6 of the Northbrook Municipal Code. Extensions may be granted for expired permits in accordance with the standards and procedures established in Sec. 6-6 of the Northbrook Municipal Code.

- (5) *Subsection 106.4.5 Suspension or Revocation of permit.* Delete this subsection in its entirety and replace it with the following:

106.4.5 Suspension, revocation or surrender. The code official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code. A permit may also be voluntarily surrendered in accordance with the standards and procedures of Sec. 6-7 of the Northbrook Municipal Code.

- (6) *Subsection 106.5 Fees.* Delete this subsection and the related subsections in their entirety.

- (7) *Section 108. Violations.* Delete this section in its entirety.

- (8) *Section 109. Means of Appeals.* Delete this section in its entirety.

- (9) *Subsection 309.1 Space-heating systems.* Delete the first sentence of this subsection and replace it with new language so it reads as follows:

309.1 Space-heating systems. All interior spaces intended for human occupancy shall be provided with heating equipment capable of maintaining a room temperature of sixty-eight (68) degrees Fahrenheit in all habitable rooms, with an outside temperature of negative ten (-10) degrees Fahrenheit, fifty (50) percent relative humidity, as measured at a point three (3) feet above the floor and three (3) feet from an exterior wall. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

- (10) *Subsection 507.7 Cleaning schedule.* Add a new subsection to read as follows:

507.7 Cleaning schedule. A cleaning schedule for every commercial kitchen exhaust system shall be kept available to the code official. The schedule shall indicate methods of cleaning and the time interval between cleanings.

- (11) *Subsection 507.8 Inspection and cleaning.* Add a new subsection to read as follows:

507.8 Inspection and cleaning. Kitchen exhaust systems shall be periodically cleaned as needed to remove deposits of residue and grease in the system. Thorough cleaning of ducts, hoods and fans shall require scraping, brushing or other positive cleaning methods.

- (12) *Subsection 602.2 Construction of plenums.* Delete the subsection in its entirety and add new language so it reads as follows:

602.2 Construction of plenums. In buildings of Type 1, 2, 3, 4 or 5 construction, all plenums shall be noncombustible and shall comply with section 603.3.

- (13) *Subsection 804.1 Direct-vent terminations.* Insert new language at the end of the subsection so it reads as follows:

804.1 Direct-vent terminations. Vent terminals for direct-vent appliances shall be installed in accordance with the manufacturer's installation instructions. When the termination of a vent system is required by this Code or the manufacturer's specifications to be above the average snow level, the anticipated snow level within the Village of Northbrook shall be 24 inches.

Secs. 6-83—6-90. Reserved.

ARTICLE VI. ELECTRICAL

Sec. 6-91. Definitions.

For the purposes of this article, the following words, terms and phrases shall have the following meanings:

Electrical contractor means any person engaged in the business of installing or altering, by contract, electrical equipment for the utilization of electricity for light, heat or power. However, it shall not include (1) the installing or altering of radio apparatus or equipment for wireless reception of sounds and signals, or (2) the installing or altering of apparatus, conductors or other equipment installed for or by public utilities, including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, for use in their operation as public utilities, or (3) the employees employed by an electrical contractor to do or supervise the electrical contractor's work.

Electrical equipment means conductors and other equipment installed for the utilization of electricity for light, heat or power. However, it does not include radio apparatus or equipment for wireless reception of sounds and signals, or apparatus, conductors or other equipment installed for or by public utilities, including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, for use in their operation as public utilities.

Sec. 6-92. Applicability.

The provisions of this article shall control the installation, alteration or use of electrical equipment.

Sec. 6-93. Adoption of National Electrical Code.

There is hereby adopted by the village National Electrical Code, 2023 Edition, published by the National Fire Protection Association. At least one copy of the International Building Code has been on file in the office of the

village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the National Electrical Code, 2023 Edition, published by the National Fire Protection Association, are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-96 of this Code.

Sec. 6-94. Permit required.

- (a) No electrical equipment shall be installed, altered, or used without first filing an application with the department of development and planning services and obtaining all required permits.
- (b) All applications shall be accompanied by plans, specifications and schedules in sufficient detail to show the location and capacity of all lighting facilities, fire alarm systems, electrical equipment and light and power circuits required for all service equipment of the building or structure.

Sec. 6-95. Registration required.

No electrical contractor shall perform any work regulated by this article without the required business license. The electrical contractor's business license shall be submitted to the department of development and planning services on a form provided for such purpose, and shall be accompanied by a fee as established in the annual fee ordinance.

Sec. 6-96. Additions, deletions and modifications of the National Electrical Code, 2023 Edition.

The following sections of the National Electrical Code, 2023 Edition are hereby amended, deleted or modified as follows:

- (1) *110.12(D) Mechanical Execution of Work.* Add a new Subsection (D) to Section 110.12 to read as follows:
 - (D) **Connection to Existing Services, Feeders, Circuits and Loads.** Any person and/or company that installs, alters, repairs or modifies electrical circuits, devices, fixtures, appliances, equipment and related electrical components, shall be responsible for assuring that the existing service, feeders, circuits and the like, are capable of supporting the new loads and that any work performed will not undermine, compromise or make unsafe any portion the electrical system.
 - 1) The connection of any new or modified circuits to existing services, feeders, circuits and/or loads shall not cause those existing conditions to become compromised or overloaded. Correction, alteration, modification or other measures shall be performed to maintain the components of the existing electrical system in a reasonable condition. Depending on the amount of work involved, a separate permit may be necessary. It shall be the supervising electrician's responsibility to ensure that existing conditions are capable of handling the electrical installation approved by the permit, including electrically, mechanically and structurally.
 - 2) In the course of the installation, repair, or modification of the electrical work, existing electrical conditions found to be significantly deficient shall be corrected to a reasonable condition as determined by the Northbrook Electrical Inspector.
 - a) For the purposes of this section, the term significantly deficient shall mean: "As determined by the Northbrook Electrical Inspector, a condition observed to the wiring methods, materials and/or overall installation of any part of an existing

electrical installation that appears to be an increased fire, shock, overload and/or other safety hazard."

- (2) *110.21(C) Identification, Labels & Markings.* Add a new Subsection (C) to Section 110.21 to read as follows:
- (C) **Identification, Labels & Markings.** For clarity or safety purposes when required by the electrical inspector, an approved label, sticker, placard or other similar method of identifying conductors, boxes, locations, circuits, ground connections or similar shall be provided. The method of identification shall be suitable for the environment. This shall apply to any component of the electrical system or attached/connected to the electrical system.
- (3) *110.24(C) Available Fault Current.* Add a new Subsection (C) to Section 110.24 to read as follows:
- (C) **Calculations.** A stamped/sealed letter from a Professional Engineer shall be provided attesting to the accuracy of the calculations performed personally or under his/her supervision. The available fault current information shall be provided under the authority of the electrical engineer P.E. and may be a separate letter or included on the approved stamped drawings.
- (4) *110.26(D)(1) Illumination.* Add a new Paragraph (1) to Subsection 110.26(D) to read as follows:
- (1) **Illumination.** In other than dwelling units, at least one self-contained battery operated emergency light, connected to the local lighting circuit, ahead of any switching, shall be required in all electrical rooms, switchgear rooms, fire sprinkler rooms and generator rooms.
- (5) **210.11(K)(5) Radon Receptacle & Circuit.** Add new Paragraph (5) and Subparagraphs A and B in Section 210.11(K) to read as follows:
- (5) A. When a dwelling unit is equipped with a passive radon pipe as part of new construction or remodeling, a 125 volt 15 or 20 amp circuit and single receptacle shall be provided in the attic within two feet of vertical section the PVC radon pipe that is penetrating the roof. The receptacle cover shall be marked "For Radon System" and shall indicate what circuit breaker number is for this receptacle. The receptacle shall be at least 12 inches higher than the insulation level (if applicable) near the radon pipe and shall not be installed at a height requiring a ladder within the attic. The receptacle shall be a single receptacle. The circuit shall be a dedicated circuit and shall not be part of a multi-wire branch circuit (network) and shall not be AFCI or GFCI protected. The receptacle shall not be required to be TR type.
- B. On existing dwellings when a radon mitigation system is installed, an electrical permit shall be obtained prior to any work and applicable inspections are required. All work shall be installed in accordance to the National Electrical Code and amendments in effect. Note, the permit and inspections are not for the radon system or its installation and is only for the electrical work. This provision is not intended to regulate radon mitigation system installations or supersede any state, federal or other governmental Radon licensing and/or installations requirements by such agencies having jurisdiction.
- (6) *210.12 Arc-Fault Circuit Interrupter Protection.* Delete Section 210.12 in its entirety.
- (7) *210.52(J)(1) Garages.* Add a new Paragraph 210.52(J)(1)(a) to read as follows:
- (a) **Conduit for EV Charging Equipment.** In new construction governed by the International Residential Code (IRC), a minimum of one ¾" (nominal trade size) metallic rigid, IMC or EMT conduit shall be installed from the electrical panel to a 4-11/16" deep electrical junction box located on the side wall of the garage in a location that will accommodate future electrical vehicle charging equipment. A blank cover shall be installed on the 4-11/16" junction box. The electrical panel from which conduit originates shall have provisions for adding the future 2 pole breaker and the availability to add at least a 60 amp load to the electrical panel.

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- (8) *210.70(A)(2)(1) Additional Locations.* In Subparagraph 210.70(A)(2)(1) add the following phrase at the end of the sentence:

"and closets over 36 inches deep or 24 square feet in area."

- (9) *230.11 Additional Service Standards.* Insert a new Section 230.11 to read as follows:

230.11 Additional Service Standards

- (A) **Service Entrance Conductors.** Overhead service entrance conductors shall be installed in rigid metal conduit or intermediate metal conduit with a panelboard containing not less than twenty (20) circuits. Mini breakers shall not be permitted in new construction.
- (B) **Residential Sub-panels.** Sub-panels shall be permitted with no load calculation and without special permission, provided the sub panel is protected by a circuit breaker and/or fuse no larger than 60 amps located in the distribution panel from which the sub-panel is to be fed.
- (C) **Residential Occupancies.** Those conductors which supply all the current consumed by an individual apartment or dwelling unit shall have a rating not less than the load required, but in no event less than the following:
- 1) Dwelling units of any size shall have a 100 ampere minimum rating; except that dwelling units in excess of 2,000 square feet shall have a 200 ampere minimum rating and dwelling units over 4,000 square feet shall have a 400 ampere minimum rating.
 - a) For the purposes of this section, the measurement of square footage shall be measured from outside wall to outside wall and shall include basements (finished or unfinished), crawl spaces, and garages.
 - 2) Services up to 200 amperes shall have one disconnecting means. Two separate disconnecting means for a 400 ampere service will be permitted to allow a 400 amp residential service with two, 200 amp main disconnects with each connecting to its own 200 amp panel. Three separate disconnecting means for a 600 ampere service will be permitted to allow a 600 amp residential service with three, 200 amp main disconnects with each connecting to its own 200 amp panel.
- (D) **Shunt Trip.** 230.70(A)(3) shall apply.
- (E) **Reduced Neutrals.** Reduced neutrals are permitted only by special permission of the Northbrook Electrical Commission.
- (F) **Copper Conductors.** Copper conductors shall be used on the load side of all services.
- (10) *230.12 Underground Service Conductors Required.* Add a new Section 230.12, entitled "Underground Service Conductors Required" to read as follows:
- 230.12 Underground Service Conductors Required.** All new residential construction shall have underground service conductors.
- Exception:** The Director of Development and Planning Services may waive this requirement in the event this would necessitate burying a service conductor beneath a public or private street.
- (11) *230.43 Wiring Methods for 1000 Volts, Nominal or Less.* Amend Section 230.43 to delete the following as authorized wiring methods:
- (1) Open wiring on insulators
 - (2) Type IGS cable
 - (5) Electrical Metallic Tubing

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- (6) Electrical nonmetallic tubing (ENT)
 - (7) Service entrance cables
 - (12) Cablebus
 - (13) Type MC cable
 - (14) Mineral-insulated, metal-sheathed cable
 - (15) Flexible metal conduit not over 6 ft. (1.83m) long between raceways, or between raceway and service equipment, with equipment bonding jumper routed with the flexible metal conduit or the liquid tight flexible metal conduit according to the provisions of Section 250-102(a), (b)
 - (16) Liquid tight flexible nonmetallic conduit
- (12) **230.43(11) Rigid polyvinyl chloride conduit (PVC).** Delete Paragraph 230.43(11) in its entirety and replace it with the following:
- 230.43(11) Rigid polyvinyl chloride conduit (PVC)**
- (A) Rigid nonmetallic (PVC) electrical conduit schedule 40 or 80 shall be permitted to be used underground only.
 - (B) Elbows and nipples extending above grade shall be RMC, IMC, aluminum rigid or PVC where permitted by 352.10 as amended.
 - (C) Elbows or nipples extending into a ground level Commonwealth Edison or privately owned transformer, PVC with a PVC connector and bushing shall be permitted.
 - (D) Rigid nonmetallic (PVC) electrical conduit schedule 80 shall be permitted to be used above or below ground for temporary construction power, temporary services, temporary extensions to devices such as receptacles and lights during construction activities but shall be removed once construction activities have ended and the permanent wiring methods have been installed and commissioned.
- (13) **230.44 Cable Trays.** Delete Section 230.44 in its entirety.
- (14) **230.70(A)(3) Remote Control—Shunt Trip.** Add new Subparagraph (a) to Subsection 230.73(A)(3) to read as follows:
- (a) In other than one- and two-family dwellings, the need for installation of and location of a Knox-Box shunt trip switch that shall deactivate the main disconnects of all electrical services shall be determined by the Northbrook Fire Marshal when any of the following conditions apply:
 - 1. When an additional electrical service is added to a building and/or an existing electrical service is modified and the service disconnects are not grouped together.
 - 2. New construction and/or renovation where more than one service supplies the same occupant and/or address and the service disconnects are not grouped together.
 - 3. New construction and/or renovation when the main disconnects are not grouped together and/or there are more than 6 disconnects.
 - 4. New construction and/or renovation where there is a complicated or unusual building and/or occupant space and/or electrical room layout as determined by the Northbrook Fire Marshal.

Exception: Electrical services supplying fire pump systems.

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- (15) *230.85(C) Emergency Disconnects*. Modify the language within the exception to read as follows:

Exception: Where only the circuit breaker panel, service entrance conductors, and/or related raceways and fittings are replaced, the requirements of this section shall not apply.

- (16) *250.50 Grounding Electrode System*. Add new language at the end of the existing Section 250.50 to read as follows:

All grounding electrode conductors shall be:

1. Enclosed in metal raceway or metal conduit.

Exception 1: PVC conduit shall be permitted when installed in accordance with Article 352, as modified by local amendments.

Exception 2: Concealed grounding electrode conductors from an underground meter enclosure to a ground rod and jumper between ground rods shall not be required to be in conduit provided the conductor is buried below grade by at least 12".

2. A proper sized bonding jumper shall also be installed across the water meter with slack to allow for the removal of the water meter without disconnecting the jumper.

- (17) *250.68(D) Grounding Electrode Conductors; Steel Grounding*. Add a new Subsection D to Section 250.68 to read as follows:

(D) **Grounding Electrode Conductors; Steel Grounding**. Grounding electrode conductors that utilize building steel as the grounding electrode shall:

1. Have an irreversible connection between:
 - a. conductor and attachment lug
 - b. lug to building steel
 - c. conductor to building steel if directly attached.
2. Irreversible connections can include:
 - a. exothermic welding
 - b. high-press compression
 - c. listed bolt on connections with break off/shear pin features
 - d. other listed components

- (18) *310.15(B)(7) Single-Phase Dwelling Services and Feeders*. Delete Subsection 310.15(B)(7) in its entirety.

- (19) *310.106(B) Conductor Material*. Delete Section 310.106(B) in the entirety and replace it with the following:

310.106(B) Conductor Material. Conductors in this Article shall be copper unless otherwise approved by the Northbrook Electrical Commission.

- (20) *Table 310.106(A)*. Delete the column in Table 310.106(A) referencing Aluminum or Copper-Clad Aluminum.

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- (21) **314.27(C)(1) Requirements for Paddle Fan Outlets & Supports.** Add a new Subsection (C)(1) to Section 314.27 to read as follows:

- (1) **Requirements for Paddle Fan Outlets & Supports.** In dwelling units when a ceiling outlet box is supplied in the center or near center of a ceiling footprint (where a paddle fan can be installed) outlet boxes suitable for supporting fans as required by 314.27(c) shall be installed in the following locations:

- a. sleeping rooms,
- b. family rooms,
- c. studies,
- d. dining rooms,
- e. great rooms,
- f. living rooms, foyers, and
- g. other similar rooms.

Exception: When an electrical and/or mechanical lift or hoisting device is installed that is manufactured for the purpose of raising and/or lowering a luminaire and/or paddle fan, no additional boxes shall be required other than what is specified by the manufacturer of the lift or hoist. Any such lift or hoist shall be listed for the purpose.

- (22) **320.10 Armored Cable—Uses Permitted.** Delete Paragraph 320.10 in its entirety and replace it with the following:

320.10 Armored Cable—Uses Permitted

1. For remodeling work where fished through finished wall, floors and ceilings. The maximum exposed run of armored cable that feeds into the finished section shall not exceed 6 feet.
2. For remodeling work in dwelling units where lighting (such as recessed cans) or junction boxes for luminaires are installed in ceilings where there is an accessible or inaccessible attic above the ceiling and ceilings below upper floors where there is no access.
3. For new construction or remodeling; as a whip, not exceeding 6 feet:
 - a. From junction boxes to luminaire (such as lay-in fixtures and recessed cans).
 - b. As a daisy chain whip, no longer than 6 feet, from luminaire to luminaire, when the luminaire is listed for pass through wiring and when it will be concealed above a finished ceiling.
 - c. Connection to appliances, equipment, pumps, motors and similar apparatus.

- (23) **330.10 MC Cable—Uses Permitted.** Delete Paragraph 330.10 in its entirety and replace it with the following:

330.10 MC Cable—Uses Permitted

1. For remodeling work where fished through finished wall, floors and ceilings. The maximum exposed run of armored cable that feeds into the finished section shall not exceed 6 feet.
2. For remodeling work in dwelling units where lighting (such as recessed cans) or junction boxes for luminaires are installed in ceilings where there is an accessible or inaccessible attic above the ceiling and ceilings below upper floors where there is no access.
3. For new construction or remodeling, as a whip, not exceeding 6 feet:

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- a. From junction boxes to luminaire (such as lay-in fixtures and recessed cans).
 - b. As a daisy chain whip, no longer than 6 feet, from luminaire to luminaire, when the luminaire is listed for pass through wiring and when it will be concealed above a finished ceiling.
 - c. Connection to appliances, equipment, pumps, motors and similar apparatus.
- (24) *334 Nonmetallic-Sheathed Cable*. Delete Article 334 in its entirety.
- (25) *334.10 Non-Metallic Cable—Uses Permitted*. Delete Article 334.10 in its entirety and replace it with the following:
- 334.10 Non-Metallic Cable—Uses Permitted.** Non-Metallic Cable (NM) cable shall be permitted to be used for temporary wiring of a construction site when installed in accordance with Article 590.
- (26) *338 Service Entrance Cable—Types and Use*. Delete Article 338 in its entirety.
- (27) *348.10 FMC Use Permitted*. Delete Section 348.10 in its entirety and replace it with the following:
- 348.10 FMC Use Permitted.** The use of flexible metallic conduit and fittings shall be permitted as specified in (A) through (G).
- (A) In lengths not exceeding six (6) feet except where fished.
 - (B) Exposed or concealed where needed for flexibility (including for vibration) to utilization equipment, appliances and transformers.
 - (C) Fixture whips not exceeding 6 feet.
 - (D) In remodeling work where, in the opinion of the Northbrook Electrical Inspector, the installation of electrical metallic tubing presents a hardship. The maximum exposed run of FMC shall not exceed three (3) feet.
 - (E) Applications when in the opinion of the Northbrook Electrical Inspector other methods are not practical or appropriate.
 - (F) When part of a listed assembly or equipment and attached by the manufacturer such as a generator ATS controller. Unnecessary lengths shall be shorted to length needed to allow for the installation unless shortening the length violates the listing.
 - (G) Ground conductors (EGC) shall be provided in all FMC installation and shall be sized and installed in accordance with article 250.
- (28) *350.60 Grounding & Bonding (LFMC)*. Delete Section 350.60 in its entirety and replace it with the following:
- 350.60 Grounding & Bonding (LFMC).** All LFMC regardless of size, length, conductors and/or size of circuit shall have an equipment grounding conductor (EGC) installed and sized in accordance with article 250.134 and 250.102 for bonding jumpers.
- (29) *352.10 RNC Uses Permitted*. Delete Section 352.10 in its entirety and replace it with the following:
- 352.10 RNC Uses Permitted.** PVC conduit, schedule 40 or 80, shall be permitted for use in the following applications.
- (A) **Exterior and Underground:**
 - (1) Underground or below slabs and with voltages of less than 600 volts for:
 - (a) Service entrance conductors

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- (b) Feeders
 - (c) Branch Circuits.
 - (d) Control circuits.
- (2) Underground installations shall be permitted under typical surface areas including:
- (a) Grass, gravel, asphalt, pavers, concrete.
 - (b) Walkways, patios, driveways, parking lots, yards.
 - (c) For nominal voltage systems of 120 through 480 volts, PVC shall not be permitted above grade.

Exceptions for Exterior and Underground Use:

- a. Stub-ups: Underground PVC shall be permitted to be stubbed-up above grade where it transitions to EMT, rigid metallic steel conduit, aluminum rigid conduit or IMC. PVC stub-ups shall not exceed 12 inches. Where necessary, PVC stub-ups shall be protected from damage by appropriate barriers. Stub ups not exceeding 12" shall be permitted to enter other than one- and two-family dwellings to connect into enclosures, boxes, switchboards and similar.
- b. PVC shall be permitted above and below grade for low voltage systems. For the purpose of this article, low voltage shall mean 50 volts or less (ac or dc) and/or up to 70 volts for audio/paging systems. Uses can include:
 - 1. Swimming pool lights.
 - 2. Swimming pool controls.
 - 3. Landscape lighting.
 - 4. Signal, coax, fiber optic, phone, computer, data, communication wire.
 - 5. HVAC controls (i.e.: thermostat wiring).
 - 6. Building automation wiring.
 - 7. Alarm, CCTV, security systems, access control systems.
 - 8. Audio/sound systems.
 - 9. Low voltage lighting systems.
 - 10. Sleeves for future low voltage wiring.

(B) Interior:

- (1) In dwelling and non-dwelling applications, unless prohibited elsewhere in code, PVC conduit shall be permitted for low voltage applications exposed and concealed. Uses can include:
 - (2) Swimming pool lights.
 - (3) Swimming pool controls.
 - (4) Landscape lighting.
 - (5) Signal, coax, fiber optic, phone, computer, data, communication wire.
 - (6) HVAC controls (i.e.: thermostat wiring).
 - (7) Building automation wiring.

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- (8) Alarm, CCTV, security systems, access control systems.
 - (9) Audio/sound systems.
 - (10) Low voltage lighting systems such as; under cabinet lights.
 - (11) Sleeves for future low voltage wiring.
 - (12) PVC shall not be permitted in plenum ceilings.
- (C) **Temporary wiring and services.**
- (1) RNC shall be permitted for temporary wiring associated with construction sites and special events.
 - (2) RNC shall be permitted for temporary wiring associated with temporary services for construction sites and feeders to construction trailers.
 - (3) When used for temporary wiring, RNC shall be permitted above and below grade, interior and exterior, on or beneath finished surfaces.
- (D) **Grounding:**
- (1) In one and two unit dwellings, RNC shall be permitted as a conduit to be used with a Grounding Electrode Conductor (GEC) or its jumpers, inside or outside, above or below grade, concealed or on finished surfaces.
 - (2) When used underground or underslab (inside or outside) and then extending above grade or floor, no transition is required to RMC.
- Uses can include:
- a. Between service panel and grounding electrode(s).
 - b. Between meter enclosure containing a main disconnect and grounding electrode(s).
 - c. Between multiple grounding electrodes.
- (E) **Special Conditions.** RNC shall not be installed where exposed without special permission except as permitted in this amendment. RNC may be considered for special circumstances and approved by written request for special permission. Possible uses could be wet locations, exposure to chemicals or special corrosive environments (interior and/or exterior of a structure).
- (30) *354 Nonmetallic Underground Conduit.* Delete Article 354 in its entirety.
- (31) *355.10 Reinforced Thermal Resin (RTRC)—Uses Permitted.* Delete language in Section 355.10 in its entirety and replace it with the following:
- 355.10 Reinforced Thermal Resin (RTRC)—Use Permitted.** RTRC shall be permitted in accordance with amendment pertaining to PVC in Section 352.10.
- (32) *358.12 EMT—Uses Not Permitted.* Add the following to the list of conditions in Section 358.12 specifying when EMT shall not be used:
- (3) For enclosing service entrance conductors.
 - (4) In ground level floor slab that is in contact with the earth.
- (33) *360 Flexible Metal Tubing (FMT).* Delete Article 360 in its entirety and replace it with the following:
- 360 Flexible Metal Tubing (FMT).** FMT shall be permitted to remain where already installed. FMT shall not be reused once removed or when still attached to a light fixture and the light fixture is relocated.

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- (34) *362 Electrical Nonmetallic Tubing*. Delete Article 362 in its entirety.
- (35) *366.10(B) Nonmetallic Auxiliary Gutters—Uses Permitted*. Delete paragraph 366.10(B) in its entirety.
- (36) *370 Cablebus*. Delete Article 370 in its entirety.
- (37) *382 Nonmetallic Extensions*. Delete Article 382 in its entirety.
- (38) *394 Concealed Knob-and-Tube Wiring*. Delete Article 394 in its entirety.
- (39) *396 Messenger Supported Wiring*. Delete Article 396 in its entirety.
- (40) *398 Open Wiring on Insulators*. Delete Article 398 in its entirety.
- (41) *410.16(E) Luminaire Requirements in Clothes Closets*. Add a new Subsection D to Section 410.16 to read as follows:
- D. **Luminaire Requirements in Clothes Closets.** A luminaire (fixture) shall be installed in all closets over 36" deep or 24 square feet in area.
- (42) *410.117(C) Tap conductors*. Delete the second sentence in Section 410.117(C) and replace it with the following:
- "Such tap conductors shall be in metallic raceway of at least four (4) feet (1.22m) but not more than six (6) feet (1.83m) in length."
- (43) *645.5(E)(1)(b) Installation Requirements for Branch Circuit Supply Conductors Under a Raised Floor*. Delete the following as permitted wiring methods in Subsection 645.5(E)(1)(b):
- (2) rigid nonmetallic conduit
 - (5) electrical nonmetallic tubing
 - (7) nonmetallic wireway
 - (9) surface nonmetallic raceway
 - (12) Liquidtight flexible non-metallic conduit
 - (13) MI cable
 - (14) MC cable
 - (15) AC cable
- (44) *645.5(E)(1)(b) Installation Requirements for Branch Circuit Supply Conductors Under a Raised Floor*. In addition to the amendment above, modify Subsection 645.5(E)(1)(b) to specify the following wiring methods:
- (10) Flexible metal conduit permitted in lengths not exceeding 6 feet and with a green equipment grounding conductor (EGC) sized in accordance for the circuit per article 250.
 - (11) Liquidtight flexible metal conduit permitted in lengths not exceeding 6 feet and with a green equipment grounding conductor (EGC) sized in accordance for the circuit per article 250.
 - (16) Associated metallic boxes, enclosures, straps, fittings and related hardware.
- (45) *680.23(A)(4) Voltage Limitation*. Amend Section 680.23, "Underwater Luminaires" by deleting the language in Subsection (A)(4) in its entirety and replacing it with the following:
4. **Voltage Limitation** . All underwater luminaires (pool lights located in the pool) shall be listed by a recognized testing laboratory such as UL, ETL, CSA and with a rating of not more than 24 volts

between conductors. All under water luminaires shall be connected to a transformer that is listed for use with swimming pools. The line side of the transformer shall be connected to the load side of a Class-A GFCI protective device.

- (46) *700.10(A)(3) Wiring, Emergency Systems.* Add the following Paragraph (3) to Section 700.10(A) to read as follows:

(3) In addition to the requirements stated in 700.10(A)(1) and (2), the following shall apply.

In other than dwelling units where the building and/or tenant space emergency lighting and/or exit signs are supplied by circuits from a permanently installed backup generator, the junction box at the point of connection to the luminaire shall be identified on the outside of the box and cover plated by a distinctive fluorescent yellow paint or by other approved means. Paint shall not be required when the junction boxes are exposed and would conflict with the building cosmetics (in those situations other approved identification will be required).

Exception: If colored conduits, boxes or cover plates are part of the design and/or specifications, other approved methods shall be used so as not to interfere or cause confusion of boxes, plates or conduits identified by color for other purposes.

- (47) *720.1 Scope (Circuits/Equipment Operating at Less Than 50 Volts).* Add new Subsections (A), (B) and (C) to Section 720.1 to read as follows:

- (A) **Low Voltage Definition:** For the purposes of this amendment, "low voltage" shall mean wiring systems, and/or circuits, that operate at 50 volts (or less) ac and/or dc, signal and/or communication wiring, temperature control, building automation and structured wiring. Common wiring that falls under this category include: phone, data, internet, communications, alarm (all types), CCTV, coax, antennae (and dish), thermostat, lighting systems and similar.
- (B) **Permit and Inspection Required:** Low voltage wiring system installation and extensions shall be required to obtain permits and be inspected. This includes but is not limited to low voltage systems inside commercial, industrial, shopping centers, and/or any building where children may be expected to enter and or remain for a period of time. This also includes buildings where the public may be expected to assemble and homes engaging in the business of childcare services, hair salons, and other undertakings where children may be expected to be present.

Exception 1. One and two-family dwellings.

Exception 2. Non-common individual dwelling units within a larger building such as a condominium building.

Exception 3. Extensions within an area that does not require low voltage wiring to extend above ceilings or through walls if such wiring does not terminate in open sockets or other open source of voltage that may be contacted by the public.

Exception 4. Fire alarm systems requiring permits and inspections from the Northbrook Fire Prevention Bureau.

Exception 5. Low voltage wiring associated with swimming pools, fountains, spas and similar.

- (C) **Contractor Provisions:** Low voltage wiring system installation shall be permitted to be installed by:
- 1) Licensed Electrical Contractor.
 - 2) Licensed Low Voltage Electrical Contractor.
 - 3) State of Illinois Licensed Alarm Contractor.

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- 4) General Contractor.
 - 5) HVAC Contractor.
 - 6) In house IT, maintenance or other authorized personnel by the tenant, owner or management agency provided the tenant, owner or management agency obtains a general contractors license.

Exception: This shall not be construed as superseding any State or Federal laws requiring specific licenses for alarm (or related) work, or other specialty work requiring special licensing from other agencies for specific work performed.

Secs. 6-97—6-100. Reserved.

ARTICLE VII. FIRE PREVENTION

Sec. 6-101. Adoption of the International Fire Code.

There is hereby adopted by the village the 2024 International Fire Code, as hereinafter amended (hereinafter the "Fire Code"). At least one copy of the International Fire Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Fire Code, 2024 edition, published by the International Code Council, Inc. are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-102 of this Code.

Sec. 6-102. Additions, deletions and modifications of the International Fire Code.

The following sections of the aforesaid International Fire Code 2024 edition are hereby amended, deleted or modified as hereinafter set forth:

- (1) *Subsection 101.1 Title.*

Insert "the Village of Northbrook, Cook County, Illinois" for "[name of jurisdiction]."

- (2) *Subsection 102.7.1 Conflicts.* Delete the entire subsection and replace with the following:

102.7.1 Conflicts. Where differences occur between the provisions of this Code and the referenced standards, the most stringent provision shall apply.

- (3) *Subsection 102.7.3 Adopted Standards.* Add a new subsection to read as follows:

102.7.3 Adopted Standards. The following NFPA Standards are to be adopted in their entirety. This will require all system installations to be installed per NFPA requirements and NFPA recommendations for good engineering practices and installations.

- a) NFPA 10 Portable Fire Extinguishers, 2022 edition.
- b) NFPA 13 Automatic Sprinkler Systems, 2022 edition.
- c) NFPA 13R Sprinkler Systems in Residential Occupancies, 2022 edition.
- d) NFPA 13D Installation of Sprinklers in One and Two-Family Dwellings, 2022 edition.
- e) NFPA 14 Standpipe and Hose Systems, 2022 edition.

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- f) NFPA 15 Water Spray Fixed Systems, 2022 edition.
 - g) NFPA 16 Installation of Foam Water Sprinkler and Foam Water Spray Systems, 2019 edition.
 - h) NFPA 20 Installation of Centrifugal Pumps, 2022 edition.
 - i) NFPA 24 Installation of Private Fire Service Mains and their Maintenance, 2022 edition.
 - j) NFPA 25 Inspection, Testing and Maintenance of Water Based Fire Protection Systems, 2023 edition.
 - k) NFPA 70 National Electrical Code, 2023 edition.
 - l) NFPA 72 National Fire Alarm Code, 2022 edition.
 - m) NFPA 96 Installation of Equipment for the Removal of Smoke and Grease Laden Vapors for Commercial Cooking Equipment, 2024 edition.
 - n) NFPA 101 The Life Safety Code, as adopted by the OSFM.
 - o) NFPA 1123 Fireworks Display, 2022 edition.
 - p) NFPA 1124 Manufacture, Transportation, Storage and retail sales of fireworks and pyrotechnics, 2022 edition.

(4) *Section 104.3 Right of Entry. Delete this section in its entirety and replace it as follows:*

104.3 Right of Entry, Inspections—Generally.

- a) Subject to constitutional limitations, the fire chief may, at all reasonable hours, enter any building or premises within the village for the purpose of making any inspection or investigation which, under the provisions of this chapter, the fire chief may deem necessary to be made.
- b) The fire chief, or their designee, shall have the authority to inspect, or cause to be inspected, all buildings and premises located in the village, except private dwellings, with such frequency as the fire chief shall deem necessary or appropriate, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, or any violations of the provisions or intent of any ordinance of the village affecting a fire hazard, and for the purpose of ensuring the adequate function of all fire alarm, fire detection, and fire suppression systems required by this Code and other ordinances of the village.
- c) The fire chief, or their designee, is authorized to inspect as often as may be necessary all specially hazardous manufacturing processes, storage or installations of gases, chemicals, oils, explosives and flammable materials, all interior and exterior fire alarm and automatic sprinkler systems, and such other hazards or appliances as the fire chief shall designate, and shall issue such orders as may be necessary for the enforcement of the laws and ordinances governing the same and for safeguarding of life and property from fire.
- d) Each place of assembly must be inspected by the fire chief, or the fire chief's designee, so as to ensure compliance with all laws, regulations and orders dealing with overcrowding, use of decorations and maintenance of fire appliances in such places of assembly. Where conditions are found to be unsatisfactory, written orders for immediate correction shall be given.
- e) The fire chief, or their designee, may order the removal from any building or premises (i) combustible or explosive matter, or dangerous accumulations of rubbish or unnecessary accumulation of waste paper, boxes, shavings, any highly flammable materials, or any

hazardous materials and which is so situated as to endanger life or property; or (ii) obstructions to or on fire escapes, stairs, passageways, doors, or windows, liable to interfere with the operations of the fire department or egress of occupants in case of fire.

- f) The fire chief, or their designee, upon the complaint of any person or whenever the fire chief shall deem it necessary, may inspect all buildings and premises within the departmental jurisdiction. Whenever the fire chief, or their designee, shall find any building or other structure which, for want of repairs, lack of sufficient fire escapes, automatic or other fire alarm apparatus or fire extinguishing equipment or by reason of age or dilapidated condition, or from any other cause, is especially liable to fire, and which is so situated as to endanger other property or the occupants thereof, and shall find in any building combustible, hazardous or explosive matter of flammable conditions dangerous to the safety of such building or the occupants thereof, the fire chief, or their designee, shall order such dangerous conditions or materials to be removed or remedied in such manner as the order specifies.

- (5) *Section 104.5 Notices and Orders.* Add the following sections as follows:

104.5.1 The fire chief, or their designee, may order the removal from any building or premises (i) combustible or explosive matter, or dangerous accumulations of rubbish or unnecessary accumulation of waste paper, boxes, shavings, any highly flammable materials, or any hazardous materials and which is so situated as to endanger life or property; or (ii) obstructions to or on fire escapes, stairs, passageways, doors, or windows, liable to interfere with the operations of the fire department or egress of occupants in case of fire.

104.5.2 The fire chief, or their designee, upon the complaint of any person or whenever the fire chief shall deem it necessary, may inspect all buildings and premises within the departmental jurisdiction. Whenever the fire chief, or their designee, shall find any building or other structure which, for want of repairs, lack of sufficient fire escapes, automatic or other fire alarm apparatus or fire extinguishing equipment or by reason of age or dilapidated condition, or from any other cause, is especially liable to fire, and which is so situated as to endanger other property or the occupants thereof, and shall find in any building combustible, hazardous or explosive matter of flammable conditions dangerous to the safety of such building or the occupants thereof, the fire chief, or their designee, shall order such dangerous conditions or materials to be removed or remedied in such manner as the order specifies.

- (6) *Section 112 Means of appeals.* Delete this section in its entirety.

- (7) *Subsection 113.3.1 Service.* Section 113.3.1 is hereby deleted in its entirety and replaced as follows:

113.3.1 Service of orders and compliance with orders.

113.3.1.1 The service of orders issued pursuant to section 6-102(4) may be made upon the lessee, owner, occupant, or any person responsible for the conditions, either by delivering a copy personally or by delivering a copy to and leaving it with any person in charge of the premises, or in case no such person is found upon the premises, by affixing a copy in a conspicuous place on the door to the entrance of the said premises.

113.3.1.2 An order may be served upon the owner of the premises either by delivering it to and leaving it with the owner or by mailing such copy to the owner's last known post office address.

113.3.1.3 If buildings or other premises are owned by one person and occupied by another under lease or otherwise, the orders issued in connection with the enforcement of this Code shall apply to the occupant, except where the rules or orders require the making of additions to or changes in the premises themselves, such as would immediately become real estate and be the property of the owner of the premises. In such cases the rules or orders shall affect the owner and not the occupant unless it is otherwise agreed between the owner and the occupant.

113.3.1.4 Any such order shall forthwith be complied with by the owner or occupant of such premises or buildings. If such order is made by the fire marshal or an inspector, as agents of the fire chief, such owner or occupant may within 48 hours appeal in writing to the fire chief, who shall, within five business days, review such order and file their decision thereon, and unless by their authority the order is revoked or modified it shall remain in full force and be complied with within the time fixed in said order or decision of the fire chief.

Subsection 113.4 Violation penalties. Delete this section in its entirety.

- (8) *Subsection 114.4 Failure to comply.* Modify the last sentence so the subsection reads as follows:

114.4 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, as established in this Code.

- (9) *Section 503 Fire Apparatus Access Roads.* Add new subsection 503.7 Fire lanes as follows:

503.7 Fire Lanes.

- a) In this section, "fire lane" means any street, alley, driveway, accessway, roadway or easement of access which is maintained or intended to provide ingress or egress for fire control vehicles and equipment to or from any building, structure, fire department connection (FDC) or fire hydrant location. A fire lane may be on publicly dedicated property or located wholly or partially on or over private property.
- b) Whenever the fire chief determines that a fire lane will assist in preventing or eliminating a dangerous, difficult or hazardous condition associated with fire defense, protection or prevention on any premises and the owner of such premises enters into an agreement and/or dedication as may be necessary to prevent or eliminate the condition involved, such fire lane will be established.
- c) The village manager is hereby authorized to enter into any fire lane agreement(s) with the property owner(s), and such agreements shall be in a form approved by the village attorney. Such agreements will be recorded with the Cook County Recorder of Deeds. When entering into an agreement, the property owner shall pay a fee as established in the Village of Northbrook Annual Fee Ordinance to cover the cost of creating and recordation of the agreement.
- d) Fire lanes established in accordance with this section shall be posted with approved signs to identify their location purchased from the village for an amount established in the Village of Northbrook Annual Fee Ordinance by the owner of the property and installed by the owner in locations designated in the agreement.
- e) It shall be unlawful for any person to block or obstruct, including vehicle parking or standing, in any manner whatsoever, wholly or partially, any duly established and posted fire lane. Any person who violates this section shall be guilty of an offense punishable by a fine as established in the Village of Northbrook Annual Fee Ordinance.
- f) Whenever a fire lane is blocked or obstructed in any manner whatsoever, authority is hereby granted to the fire chief to remove the vehicle or other obstruction by towing, utilizing an approved towing service with any towing paid by the owner or operator of the towed vehicle.

503.7.1 Fire Lane Signage.

- a) Fire Department access or fire lanes shall be identified on private streets or drives by use of the phrase "NO PARKING – FIRE LANE – SEC. 24-101 \$110 Fine", and shall be designated by the approved signs as follows:

- 1. Signs shall be eighteen (18) inches in height by twelve (12) inches in width

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2. Lettering shall be red on a white back ground no less than three (3) inches in height.
 3. The perimeter of the sign shall have a red border no more than 3/8 inch in width.
 4. The background shall be reflective 3m high intensity sheeting or equal.

b) The signs shall be no less than seven (7) feet from the bottom of the sign to grade. The signs shall be within 5ft of the beginning and end of the fire lane and no more than 50 feet between signs.

(10) *Subsection 505.3 Wood truss warning sign.* Add a new subsection to read as follows:

505.3 Wood truss warning sign. The owner of any commercial, industrial structure which has a wooden truss roof assembly shall be required to mount warning signs meeting the following minimum requirements:

- a) Size and Construction: A four (4") red metallic letter 'T' sign located on the front and rear entrances (preferably under the building address), or in a location to be determined by the fire code official.
- b) Property owner responsibility: It shall be the responsibility of each property owner to mount, maintain, and prevent obstruction of any warning signs required to be mounted on the building or structure.

(11) *Subsection 506.3 Electric shunt switch.* Add a new subsection to read as follows:

506.3 Electric shunt switch. An electric Knox shunt/shut off switch shall be required in buildings of all use groups with multiple electric services. The switch will be mounted next to main Knox box or at a location specified by the fire code official.

- a) Switch should be mounted at a height of 6 (six) feet from the finished floor.
- b) The Knox box shall be clearly identified as EMERGENCY ELECTRICAL SHUT OFF.
- c) A sign indicating the address range the emergency electrical shut off powers down shall be affixed near the box with a permanent weather proof sign.

(12) *Subsection 507.5.1.1 Hydrant for Fire Department connections.* Delete this subsection in its entirety and insert a new title and language so it reads as follows:

507.5.1.1 Hydrant for Fire Department connections. Buildings equipped with a standpipe or a sprinkler system installed in accordance with Chapter 9 of this code shall have a fire hydrant within 100 feet of the fire department connection as determined by the fire code official.

(13) *Subsection 509.2.1 Access to fire equipment.* Add a new subsection to read as follows:

509.2.1 Access to fire equipment. In other than 13D sprinkler systems, where there is no common area, fire alarm panels and sprinkler system valves shall be located in a room accessible only to fire personnel from the exterior of the building. The fire department shall have access at any time to such equipment without entering an individual dwelling unit or private space. Rooms shall be designed in accordance with IFC Section 913.6.

(14) *Subsection 604.1.1 Automatic elevators for Fire Department use.* Add new subsection as follows:

604.1.1 Automatic elevators for Fire Department use. Where elevators are provided in buildings that are: (1) three or more stories above grade plane; (2) three or more stories below grade plane; or (3) are use groups I, R-1 or R-2, at least one elevator shall be provided for fire department emergency access to all floors. The power supply for these elevators shall be normally provided by the premises' electrical supply. In the event of a power supply failure, an emergency electrical system shall automatically provide power for a duration of not less than 24 hours, installed per section 1203. Elevators designated as emergency access shall accommodate an 88" long and 26" wide stretcher within the elevator cab, accounting for handrails and shall be identified by the international symbol for emergency medical

services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame.

- (15) *Subsection 901.4.7.5 Sprinkler-Fire pump room.* Add new subsection as follows:

901.4.7.5 Sprinkler-Fire pump room. Provide a minimum 2 hour rated enclosure with an automatic fire suppression system with both an outside door at grade and an interior door access." When below grade, the room shall be accessed by a two-hour rated corridor immediately adjacent to a rated stairwell enclosure.

- (16) *Subsection 903.2.1.1 Group A-1.* Delete the entire subsection and replace with the following:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout all Group A-1 occupancies.

- (17) *Subsection 903.2.1.2 Group A-2.* Delete the entire subsection and replace with the following:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout all Group A-2 occupancies.

- (18) *Subsection 903.2.1.3 Group A-3.* Delete the entire subsection and replace with the following:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout all Group A-3 occupancies.

- (19) *Subsection 903.2.1.4 Group A-4.* Delete the entire subsection and replace with the following:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout all Group A-4 occupancies.

- (20) *Subsection 903.2.1.5 Group A-5.* Delete the entire subsection and replace with the following:

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided throughout all Group A-5 occupancies.

- (21) *Subsection 903.2.2 Group B.* Add a new subsection as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies.

- (22) *Subsection 903.2.2.1 Ambulatory care facilities.* Delete the entire subsection and replace with the following:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility.

- (23) *Subsection 903.2.3 Group E.* Delete the entire subsection and replace with the following:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all Group E occupancies.

- (24) *Subsections 903.2.4 and 903.2.4.1 Group F-1.* Delete the language in this subsection and the related Subsection 903.2.4.1 within it and replace it with the following:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all Group F-1 occupancies.

- (25) *Subsection 903.2.5 Group H.* Delete the entire subsection and replace with the following:

903.2.5 Group H. An automatic sprinkler system shall be installed in all Group H occupancies.

- (26) *Subsection 903.2.6 Group I.* Delete the entire subsection and replace with the following:

903.2.6 Group I. An automatic sprinkler system shall be installed in all Group I occupancies.

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- (27) *Subsection 903.2.7 Group M.* Delete the entire subsection and replace with the following:
- 903.2.7 Group M.** An automatic sprinkler system shall be installed in all Group M occupancies.
- (28) *Subsection 903.2.8 Group R.* Delete the language in this subsection and the related subsections within it and replace it with the following:
- 903.2.8 Group R.** An automatic fire sprinkler system shall be installed in all Group R occupancies.
- (29) *Subsection 903.2.9. Group S-1.* Delete the entire subsection and replace with the following:
- 903.2.9 Group S-1.** An automatic sprinkler system shall be installed in all Group S-1 occupancies.
- (30) *Subsection 903.2.9.1. Repair garages.* Delete the entire subsection and replace with the following:
- 903.2.9.1 Repair garages.** An automatic sprinkler system shall be installed in all buildings used as repair garages.
- (31) *Subsection 903.2.9.2 Bulk storage of tires.* Delete the entire subsection and replace with the following:
- 903.2.9.2 Bulk storage of tires.** An automatic sprinkler system shall be installed in all buildings used for the bulk storage of tires.
- (32) *Subsection 903.2.10 Group S-2.* Delete the entire subsection and replace with the following:
- 903.2.10 Group S-2.** An automatic sprinkler system shall be provided throughout all buildings classified as an enclosed parking garage.
- (33) *Subsection 903.2.10.1 Commercial parking garages.* Delete the entire subsection and replace with the following:
- 903.2.10.1. Commercial parking garages.** An automatic sprinkler system shall be provided throughout all buildings used for storage of commercial trucks, trailers, transport container units or buses.
- (34) *Subsection 903.2.11.1 Stories without openings.* Delete the exception in this subsection:
- (35) *Subsection 903.2.11.1.2 Openings on one side only.* Delete the entire subsection and replace with the following:
- 903.2.11.1.2 Openings on one side only.** Where openings in a story are provided on only one side and the opposite wall of such story, the story shall be equipped throughout with an automatic sprinkler system.
- (36) *Subsection 903.2.11.1.3 Basements.* Delete the entire subsection and replace with the following:
- 903.2.11.1.3 Basements.** All basements shall be equipped throughout with an approved automatic sprinkler system.
- (37) *Subsection 903.3.1.1.1 Exempt locations.* Delete this section in its entirety.
- (38) *Subsection 903.3.1.3.1 Garage protection. Add new subsection as follows:*
- 903.3.1.3.1 Garage protection.** A dry horizontal sidewall sprinkler shall be installed to protect the garage man door into the house against fires that begin in the garage. Sprinkler should be installed as close as feasible to the man door into the dwelling.
- (39) *Subsection 903.3.5.3 Safety factor. Add new subsection as follows:*
- 903.3.5.3 Safety factor.** Hydraulically calculated sprinkler systems shall maintain a minimum of 10% or five (5) pounds per square inch cushion (whichever is greater) between the seasonal low water supply

and the total sprinkler demand. The total sprinkler demand shall include the sprinkler demand and the hose stream demand.

- (40) *Subsection 903.3.5.4 Multi-tenant occupancy.* Add new subsection as follows:

903.3.5.4 Multi-tenant occupancy. When an automatic fire suppression system is installed in a new multi-tenant building, each tenant shall have its own sprinkler supply line off the main or riser with its own water flow switch and control valve. A strobe light shall be mounted on the exterior front of that tenant space and as indicated in Section 903.4. The strobe light shall activate upon water flow and/or fire alarm activation within the individual unit.

- (41) *Subsection 903.4.3 Alarms.* Delete the entire subsection and replace with the following:

903.4.3 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An exterior audio/visual device shall be located over the fire department connection in addition to the alarm bell. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In one and two family dwelling units an exterior horn strobe and interior bell attached to the duct work shall activate by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.

- (42) *Subsection 903.3.9 High-rise building floor control valves.* Delete the entire subsection and replace with the following:

903.3.9 Floor control valves. Approved supervised indicating control valves and waterflow devices shall be provided at the point of connection to the riser on each floor in any buildings over two stores above or below grade.

- (43) *Subsection 903.1.1.3 Where required.* Add new subsection as follows:

903.1.1.3 Where required: automatic fire suppression sprinkler systems shall be installed where required by this Code throughout existing commercial buildings and structures when there is a 2,000 square foot or greater aggregate increase in the footprint of the building or structure, or a change in use group classification which increases the recognized fire hazard for the building or structure. However, in no case shall the increase cause an un-sprinkled building to be greater than 4,000 square feet gross floor area.

- (44) *Subsection 905.3.1 Height.* Delete the entire subsection, including the list of exceptions and replace with the following:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where the floor level is greater than two stories in height or more than one story below grade. These standpipes shall have 2½-inch to 1½-inch reducer hose valves.

- (45) *Reserved.*

- (46) *Subsection 905.5 Location of Class II standpipe hose connections.* Delete the entire subsection and replace with the following:

905.5 Location of Class II standpipe hose connections. Class II systems are not permitted. Any requirement for standpipes shall be achieved by Class I or III systems.

- (47) *Subsection 907.1.2.1 Fire alarm design credentials.* Add a new subsection as follows:

907.1.2.1 Fire alarm design credentials. Fire alarm designers must be either NICET Level III certified or a State certified Professional Engineer (PE).

- (48) *Subsection 907.1.3.1 Addressable systems.* Add new subsection as follows:

907.1.3.1 Addressable systems. All fire alarm systems shall be of point addressable type.

- (49) *Subsection 907.2 Where required in new buildings and structures.* Delete subsection and substitute:

907.2 Where required in new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23, including buildings with a fire alarm control unit required to monitor a required sprinkler system and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this Code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of this Code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

- (50) *Subsection 907.6.6.1 Transmission of alarm signals.* Delete subsection and substitute as follows:

907.6.6.1 Radio transmission. All fire protective signaling systems required by this Code or voluntarily installed by the owner of the building or structure shall be equipped with a wireless system operating on radio transmissions and shall be fully compatible with the receiving equipment at the owner's selected private central station or the fire department's emergency signal receiving equipment at its central answering point, as applicable. Any such system shall comply with the requirements of this Section 917 and such other technical standards as are necessary and required by the code official.

- (51) *Subsection 915.6.1.1 Fan shut down.* Add new subsection as follows:

915.6.1.1 Fan shut down. In a garage setting in which a carbon monoxide detection controls the activation of an exhaust system the exhaust system must shut down upon the activation the fire detection and/or suppression systems. There shall be a manual override control device installed at the direction of the Fire Code Official.

- (52) *Subsection 912.3 Fire Hose Threads.* Delete entire subsection and replace with the following:

912.3 Fire Hose Threads. The fire department connection shall be located on the front of the building or at a location approved by the fire code official. The fire department connection shall consist of one four-inch Storz coupling on a 30-degree elbow mounted between 36 inches and 48 inches above the finished floor.

- (53) *Subsection 913.4 Valve supervision.* Delete Subparagraphs 3 and 4 of this subsection so it reads as follows:

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods.

1. Central-station, proprietary or remote-station signaling service.
2. Local signaling service that will cause the sounding of an audible signal at a constantly attended location.

- (54) *Subsection 5608.8.1 Fire department supervision of displays.* Add new subsection as follows:

5608.8.1 Fire department supervision of displays. All outside public fireworks displays are required to have a fire department standby, to be determined by the fire chief or his/her designee. Fire department expenses incurred by this standby will be billed to the host of the display. Local governmental agencies may be exempt from this fee.

- (55) *Subsection 5704.2.9 Above-ground tanks.* Delete the language in this subsection in its entirety and replace it so it reads as follows:

5704.2.9 Above-ground tanks. Above-ground outside storage of flammable and combustible liquids is prohibited.

Exception: Above-ground outside storage tanks of Class II or III combustible liquids shall follow all applicable codes in this chapter and be allowed as follows:

1. An above-ground tank may be used for the purpose of temporarily storing and dispensing Class III used to fuel the operation of equipment at an active construction site, provided that:
 - a. The above-ground storage tank has a fuel storage capacity of not more than 500 gallons;
 - b. The above-ground tank is located in compliance with all sections of this code and not less than 100 feet from adjacent residentially zoned lot lines;
 - c. The above-ground tank is portable and not permanently installed at the construction site;
 - d. The above-ground tank is not present at the construction site for greater than 365 days.
2. An above-ground tank may be used for the purpose of storing and dispensing liquids used to fuel the operation of an emergency generator system, provided that:
 - a. The above-ground tank has a fuel storage capacity of not more than 2,000 gallons;
 - b. Storage shall be located 100 feet or further from adjacent residentially zoned districts;
 - c. Screening shall be provided.

. (74) *Subsection 5903.3 Building Construction Requirements.* Add a new subsection as follows:

5903.3.1.1 Building Construction Requirements. All areas containing magnesium shall be equipped with automatic actuating roof vents equal to not less than five (5) percent of the ceiling area of the fire containment area.

(75) *Subsection 5906.3.1 Indoor storage.* Delete the subsection in its entirety and replace it with the following:

5906.3.1 Indoor storage. Indoor storage of magnesium shall be in accordance with the following:

1. Storage of raw material shall be limited to no more than 30,000 pounds of magnesium per fire containment area;
2. Storage of finished goods shall be limited to no more than 20,000 pounds of magnesium per fire containment area;
3. Storage of scrap magnesium shall be limited to no more than 20,000 pounds of magnesium per fire containment area;
4. All magnesium raw material storage, scrap storage and processing must be contained within a fire containment area with a fire resistance rating of not less than four (4) hours;
5. All magnesium storage and processing shall be in building of resistive or non-combustible construction; and
6. Storage of raw material, finished goods and scrap shall be in separate and distinct fire containment areas.

(76) *Subsection 5906.4.4 Mixed storage.* Add a new subsection as follows:

5906.4.4 Mixed storage. Raw material storage areas shall contain only unprocessed (raw) materials stored on pallets. Scrap material storage areas shall contain clean scrap magnesium only, which shall be held in approved storage containers.

(77) *Subsection 5906.5.5.1 Emergency Disconnects.* Add a new subsection as follows:

5906.5.5.1 Emergency Disconnects. Emergency electrical disconnects for all electrical equipment, apparatus and fixtures shall be provided at the principle exit from the die casting room.

(78) *Subsection 5906.5.9 Signage.* Add a new subsection as follows:

5906.5.9 Signage. All entrances to any area containing magnesium must be provided with a signage to alert plant and emergency service personnel to the presence of magnesium in the area. Such signage shall consist of contracting letter not less than three (3) feet in height, with a stroke width not less than ¾ inch, containing essentially the following message: Danger! Magnesium is stored or processed in this area. In the event of a fire "DO NOT USE WATER".

Secs. 6-103—6-110. Reserved.

ARTICLE VIII. PROPERTY MAINTENANCE

Sec. 6-111. Adoption of the International Property Maintenance Code.

There is hereby adopted by the village the 2024 International Property Maintenance Code, as hereinafter amended (hereinafter the "Property Maintenance Code"). At least one copy of the International Property Maintenance Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Property Maintenance Code, 2024 edition, published by the International Code Council, Inc., are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-112 of this Code.

Sec. 6-112. Additions, deletions, and modifications of the International Property Maintenance Code.

The following sections of the aforesaid International Property Maintenance Code, 2024 edition, are hereby amended, deleted, or modified as hereinafter set forth:

(a) *General administrative amendments.*

1. **Subsection 101.1 Title.** Insert "the Village of Northbrook, Cook County, Illinois" for "[name of jurisdiction]."

These regulations shall be known as the International Property Maintenance Code of Village of Northbrook. hereinafter referred to as "this Code."

2. *Subsection 102.7 Historic Buildings.* Delete this subsection in its entirety.
3. *Subsection 102.8.1 Conflicts.* Insert a sentence at end of subsection.

Where conflicts occur between provisions of this Code and the referenced standards, the provisions of this Code shall apply. Where conflicts occur between provisions of this Code and other applicable Village-adopted Codes, the most restrictive Code shall apply.

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4. **Subsection 103.1 General.** Replace "property maintenance inspection" with "Development and Planning Services."

The department of Development and Planning Services and the executive official in charge thereof shall be known as the code official.

5. **Subsection 105.7 Liability.** Delete "member of the board of appeals."

The code official or employee charged with the enforcement of this Code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

6. **Subsection 104.1 Fees.** Replace "following schedule" with "Northbrook Municipal Code."

The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be as indicated in the Northbrook Municipal Code.

7. **Subsection 105.3 Right of entry.** Amend subsection as follows.

Where it is necessary to make an inspection to enforce the provisions of this Code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this Code, the code official is authorized to enter the premises at reasonable times to inspect or perform the duties imposed by this Code in compliance with applicable law, provided that if such premises is occupied the code official shall have credentials on-hand to show the occupant, if present. If such premises is unoccupied, the code official shall have the right to enter the property, as necessary, to investigate violation(s).

8. **Subsection 107.2/105.5 Notice of violation.** After "serve" insert "or post".

The code official shall serve a notice of violation or order in accordance with Section 109.4.

9. **Subsection 107.4 Violation Penalties.** Replace with following language.

Any person or property owner, who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to fines as set forth in the annual fee ordinance.

10. **Subsection 109.4 Notice to person responsible.** After "person responsible for the violation" insert "and/or the property owner."

Whenever the code official determines that there has been a violation of this Code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 109.4.1 and 109.4.2 to the owner or the owner's authorized agent, for the violation as specified in this Code. Notices for condemnation procedures shall comply with this section.

11. **Subsection 109.4.1 Form.**

- 4) Change paragraph to add "premises": Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit, structure or premises into compliance with the provisions of this Code.

Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit, or structure or premises into compliance with the provisions of this Code.

- 5) Delete in its entirety.

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- 6) Delete in its entirety.
12. Subsection 109.4.2 Method of service.
- 3) Amend subsection as follows.
- A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.
13. *Subsection 107.4 Penalties.* Add "and the Northbrook Municipal Code." to the end of the sentence.
- Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4 and the Northbrook Municipal Code.
14. *Subsection 109.6 Transfer of ownership.* Insert "premises" twice before "dwelling unit" and insert "The owner at the time of the noted violation shall remain the responsible party without an agreement during transfer of ownership." at the end of the paragraph.
- It shall be unlawful for the owner of any premises, dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such premises, dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. The owner at the time of the noted violation shall remain liable after transfer of ownership for the violation(s) existing during their ownership of the property.
15. *Subsection 110.6 Hearing.*
- Delete in its entirety.
16. *Section 106 Means of Appeal.*
- Delete in its entirety.
17. *Section 108 Stop Work Order.*
- Delete in its entirety.
- (b) *Definitions.*
18. *Section 202 Definitions.*
- Basement: add at end of definition "(this definition is distinct from and not to be confused with the definition in the Northbrook Zoning Code)"
- That portion of a building which is partly or completely below grade, (not to be confused with the definition in the Northbrook Zoning Code)
- Change "garbage" to "compost"
- COMPOST. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.
- Delete definition of "historic building"

- Insert definition of "hazardous condition":
 - Likely to cause death or serious personal injury
 - Defective surfaces, including but not limited to broken or cracked cement concrete, upheaved, elevated, or depressed cement concrete within or between joints
 - Defects in walkways or driving surfaces caused or contributed to by the roots of trees or similar growth or vegetation located either on private adjoining property or on the parking strip portion of any such street right-of-way.
 - Defective conditions caused by tree limbs, foliage, brush, or grass on or extending over such walkways or driveways and damaging the surface.
 - Defects consisting of foreign matter on the walks and drives, including but not limited to gravel, oil, dirt, vegetation, leaves, grease, moss, or any other foreign subject matter that might cause pedestrians using said walk or drive to fall, stumble, or slip by reason of the existence of such foreign matter.
 - Vertical or horizontal separations equal to or greater than $\frac{3}{4}$."
 - Holes or depressions equal to or greater than $\frac{3}{4}$."
 - The presence of a tilt in a sidewalk, whether caused by settlement, upheaval or other condition, which creates a differentiation in height of two inches or greater in any four foot or less length or width of the sidewalk
- Insert definition of "proper repair": In good repair, good condition, maintenance and upkeep with necessary repairs, functioning structure and appurtenances.
- Under definition of "Owner" add "responsibility" after "legal."

Any person, agent, operator, firm or corporation having legal responsibility or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.
- Insert definition of "structural members":

A support that is a constituent part of any structure or building, i.e. beam, brace, plate, riser, sill, riser, column, strut, arch, grid, or other building component classified as such by the Code Official.
- Amend definition of "Workmanlike" to add language as follows:

Executed in a competent and skilled manner to industry standards: e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work and/or performed by an industry professional.

(c) *General requirements.*

19. *Section 302 Exterior Property Areas.*

Add Subsection 302.1.1 Clean, Safe and Sanitary Exterior Property Areas.

Clean, safe and sanitary exterior property areas shall mean the following:

- All exterior property areas shall be kept free from weeds.

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- All exterior property areas shall be properly maintained free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation.
 - Fences, other minor construction, walks, driveways, parking areas and similar paved areas shall be properly maintained in a safe, sanitary and substantial condition.
 - Exterior surfaces of buildings or structures that are not inherently resistant to deterioration shall be periodically treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance.
 - Peeling, flaking and chipped paint on the exterior of a residential rental unit or its accessory structures shall be eliminated.
 - All metal surfaces subject to rust or corrosion on a residential rental unit or its accessory structures shall be coated to inhibit such corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
 - Plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways.
 - Every foundation, floor, wall, ceiling and roof shall be reasonably weathertight, watertight and rodent-proof, and shall be kept in proper repair. Any sagging or bulging shall be properly repaired to a level or plumb position.
 - Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight and rodent-proof, and shall be kept in proper working condition and repair.
 - Every inside and outside stair, porch, and appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in proper condition and repair and shall present an attractive appearance.
 - Furniture not generally intended to be used for outdoor purposes (typically upholstered furniture), shall not be permitted to be stored on the exterior premises.

20. *Subsection 302.2 Grading and drainage.*

Delete subsection in its entirety.

(d) *Landscaping, grass and weeds.*

21. *Subsection 302.4 Weeds. Specify to be 8 inches.*

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 8". Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

22. *Add Subsection 302.4.1 Abatement.*

Notice to abate a violation of this section shall be given in writing to the property owner and shall state a specified period of time for abatement by the property owner. Where a property owner cannot be found, or otherwise served with notice by mail, then alternatively, notice to abate a violation of this article may be given by posting a sign in a conspicuous place near the

main entrance of a structure on the property. In either event, the text of the notice shall contain a reference to the provision of this Code violated and may contain such other information respecting the nature of the violation as the health authority deems advisable.

23. *Add Subsection 302.4.2 Penalties.*

After notice has been provided pursuant to Section 302.4.10 the health authority is authorized to cut such grass or weeds. If the Code Official cuts any grass or weeds as provided in this section, the Village shall have a lien for the costs of abatement, including recording fees and offender provisions herein, for an administrative fee in the amount established including, expenses which may have been incurred by the Village regarding such abatement. Offender provisions shall increase in the amount each time the Village is required to cut grass or weeds within a growing season (May 1st to November 15th).

24. *Subsection 302.5 Rodent Harborage.*

Remove subsection from this location.

25. *Add Subsection 302.5 Landscaping.*

Front and side yards on existing developed properties visible from a street must have plants, shrubs, turf, and other landscaping in healthy condition. Barren soil, patches of dirt and weeds are not considered approved landscaping material.

26. *Add Subsection 302.5.1 Maintenance.*

All owners of land shall be responsible for the maintenance of all landscaping. This includes mowing and maintaining abutting rights-of-way where applicable. All roadways, curbs, and sidewalks shall be edged to prevent encroachment from the adjacent turfed areas. Landscaping shall be maintained in such a way that it will not cause property damage and public safety hazards, including removal of living, dead, or decaying plant material, removal of low hanging branches below 12 feet above grade and those obstructing street lighting.

(e) *Fences.*

27. *Add Subsection 302.7.1 Fences.*

All fences shall be maintained in good condition, free of significant rust, peeling paint or other damage. Furthermore, all fences shall be kept plumb, and no part shall be out of alignment more than 6" or 25 degrees from a vertical position or from another section. Any and all broken, damaged, removed or missing parts of said fences shall be replaced with the same material, size, shape and quality of the original fence to which the repair is being made.

28. (f) *Motor vehicles. Subsection 302.8 Motor vehicles.*

Delete subsection in its entirety. (Note: regulated in Municipal Code)

29. Re-number subsection 302.8 Defacement of Property.

(f) *Motor vehicles.*

30. *Subsection 302.8 Motor vehicles.*

Delete subsection in its entirety. (Note: regulated in Municipal Code)

(g) *Swimming pools.*

30. *Add Subsection 303.1.1 Swimming Pools in Clean and Sanitary and Good Repair.*

Swimming Pools must be kept in clean, sanitary and good repair and shall meet the following performance standards:

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- a. The recirculation and purification system must be operated and maintained, so as to keep the pool or spa water clean and clear. The pool and spa water circulation system must operate continuously for 24 hours per day, unless the pool or spa is closed for maintenance or repair for the season, in order to ensure proper water clarity and chemical distribution.
 - b. The pool or spa shall be deemed unclean if the main drain is not clearly visible from the deck.
 - c. Must continuously operate the swimming pool's filtration and disinfection equipment.
 - d. Main drain grates shall be secured in place at all times. Broken or missing main drain grates shall be repaired or replaced before the pool is used.
 - e. Cracks in the pool walls, floors, perimeter overflow systems, and decks shall be repaired when determined to be potential leakage or tripping hazards.
 - f. The overflow system shall be maintained to continuously remove floating matter and surface water.
 - g. The pool deck shall be unobstructed and hazard-free for a minimum of 4' in width from the water's edge.
 - h. The pool walls and bottom shall be vacuumed or brushed as needed to remove visible settled material.
 - i. Ladders, handrails, diving equipment, slides and other deck equipment shall be kept firmly secured to the deck, and maintained in good repair.
31. *Add Subsection 303.2.1 Safety Covers.*
- A safety cover shall be provided any time the swimming pool is out of use for more than 30 days and during off-season between Oct 1 and April 30.
32. *Add Subsection 303.2.2 Materials.*
- Covers must be non-permeable and must not allow water to penetrate the cover so as to allow standing water inside of the pool.
33. *Add Subsection 303.2.3 Fastening mechanisms or devices.*
- Ties, attachment points, anchors, anchorage, and controls for automatic covers or other means of fastening a cover shall include provisions such as keys, combination locks, special tools, devices, or inaccessible locations, and the like, to inhibit children under five years of age from removing or operating the cover. When subjected to load and perimeter deflection tests, all fastening devices shall remain in their intended, secured or closed, or both, position. After the test, the intended performance of the device should not be impaired.
34. *Add Subsection 303.2.4 Static load.*
- In the case of a pool with a width or diameter greater than 8 ft (2.4 m) from the periphery, the cover shall be able to hold a weight of 485 lb (220.0 kg) (2 adults and 1 child) to permit a rescue operation; In the case of a pool with a width or diameter not greater than 8 ft (2.4 m) the cover shall withstand the weight of 275 lb. (125 kg) (weight of a child and an adult).
35. *Add Subsection 303.2.5 Surface Drainage.*

The cover shall be so constructed, or incorporate a system, or have an auxiliary system provided, that when used in accordance with the manufacturer's instructions, shall drain substantially all standing water from the cover within a period of 30 min after cessation of normal rainfall.

(h) *Sidewalks, parking lots and driveways.*

36. *Change language of Section 302.3 Sidewalks and Driveways to focus on parking lots and more public routes of travel.*

Sidewalks, walkways, stairs, parking lots and similar areas on properties open to the public shall be kept in a proper state of repair and shall not present an unsafe condition or safety hazard for pedestrians or vehicles.

(i) *Roof condition/repair.*

37. *Subsection 304.1.1 Unsafe conditions.*

- 8) After "components" add "including shingles" and after "defects" add "and/or"

Roofing or roofing components, including shingles, that have defects and/or that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects

- 9) *Delete in its entirety.*

38. *Subsection 304.7 Roofs and drainage.*

Insert "shingles" in first sentence after "The roof."

The roof, shingles and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

39. *Add subsection 304.7.1 Roof Repair.*

The use of tarps or other temporary roof repair measures may be put in place for a maximum of 90 days before permanent repairs must be made, unless an extension is granted by the Director of Development and Planning Services.

- a) The extension must be applied for and granted prior to the 90-day deadline.
- b) Each extension is valid for up to 90 days.
- c) Each application for extension must be accompanied by a schedule for compliance and explanation for the extension.

(j) *Board up requirements.*

40. *Add Subsection 304.1.2 Board Up Requirements.*

In the event that doors or windows on the structure need to be boarded they must adhere to the following regulations:

- a. All boarded openings shall be painted with a minimum of one coat of exterior paint which is of a dark gray or similar earth color or a color compatible with the exterior color of the building or structure.
- b. Board up materials may not remain in place longer than 90 days, at which time permanent replacement of doors/windows must take place or an extension must be granted by the Director of Development and Planning Services.

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- i. The extension must be applied for and granted prior to the 90-day deadline.
 - ii. Each extension is valid for up to 90 days.
 - iii. Each application for extension must be accompanied by a schedule for compliance and explanation for the extension.
 - c. All exterior openings must be boarded up with exterior grade plywood in a neat and workmanlike manner.
 - d. Windows: Windows and similar openings shall be boarded with exterior grade plywood of minimum thickness three-fourths inch (to be consistent with door security standards) or its equivalent. The plywood shall be secured in place
 - e. Exterior Doors: The main exterior (required) residential exit door(s) and all commercial exterior exit doors shall be boarded with exterior grade plywood of a minimum thickness of three-fourths inch or its equivalent, fitted to the entry door jamb with maximum one-eighth-inch clearance at each edge from the door jambs and threshold. The existing door should be removed. All other unsecured residential doors providing exterior access shall be removed and be secured in the same fashion as windows noted above.

(k) *Pest control.*

41. *Subsection 304.14 Insect screens.* Insert April 15 and Oct 15 for dates.

During the period from April 15 to October 15, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

42. *Subsection 304.16 Basement hatchways.* Add "and window" after "hatchway".

Every basement hatchway and window shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

43. *Add subsection 309.1.1 Rodent harborage.*

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

44. *Add subsection 309.1.2 Removal.*

A report from a pest control company is required as proof of rodent abatement, along with a plan to take proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

(l) *Standards dealing with interior of structure.*

45. *Subsection 304.18.1 Doors.*

Delete subsection in its entirety.

46. *Subsection 304.18.2 Windows.*

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- Delete subsection in its entirety.
47. *Subsection 304.18.3 Basement hatchways.*
Delete subsection in its entirety.
48. *Subsection 305.3 Interior surfaces.*
Delete subsection in its entirety.
49. *Subsection 305.6 Interior doors.*
Delete subsection in its entirety.
50. *Section 307 Handrails and Guardrails.*
Delete section in its entirety.
51. *Section 308 Rubbish and Garbage.*
Delete section in its entirety.
52. *Chapter 4: Light, Ventilation and Occupancy Limits*
Delete this chapter in its entirety.
53. *Chapter 5: Plumbing Facilities and Fixture Requirements*
Delete this chapter in its entirety.
54. *Chapter 6: Mechanical and Electrical Requirements*
Delete this chapter in its entirety.
55. *Chapter 7: Fire Safety Requirements*
Delete this chapter in its entirety.

Secs. 6-113—6-140. Reserved.

ARTICLE IX. INTERNATIONAL EXISTING BUILDING CODE

Sec. 6-141. Adoption of the International Existing Building Code.

There is hereby adopted by the Village the 2024 International Existing Building Code, as hereinafter amended (hereinafter the “Existing Building Code”). At least one copy of the Existing Building Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Existing Building Code, 2024 edition, published by the International Code Council, Inc., are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-141 of this Code.

Sec. 6-142. Additions, deletions and modifications of the International Existing Building Code.

The following sections of the aforesaid International Building Code, 2024 edition are hereby amended, deleted or modified as hereinafter set forth:

- (1) *101.1 Title.* Amend to read as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of the Village of Northbrook, herein-after referred to as “this code”.

- (2) **103.1 Creation of agency.** Amend to read as follows:

103.1 Creation of Agency. The Department of Development & Planning Services is hereby created, and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- (3) **103.2 Appointment.** Amend to read as follows:

103.2 Appointment. The code official shall be a member of the Department of Development and Planning Services, as established by the Northbrook Municipal Code.

- (4) **104.2.4.1. Flood hazard areas.** Delete this subsection in its entirety.

Secs. 6-141—6-150. Reserved.

ARTICLE X. SWIMMING AND OTHER POOLS

Sec. 6-151. Adoption of the International Swimming Pool and Spa Code.

There is hereby adopted by the village the 2024 International Swimming Pool and Spa Code, as hereinafter amended (hereinafter the "Swimming Pool and Spa Code"). At least one copy of the International Swimming Pool and Spa Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Swimming Pool and Spa Code, 2024 edition, published by the International Code Council, Inc., are hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-152 of this Code.

Sec. 6-152. Additions, deletions and modifications of the International Swimming Pool and Spa Code.

The following sections of the aforesaid International Swimming Pool and Spa Code, 2024 edition are hereby amended, deleted or modified as hereinafter set forth:

- (1) **Subsection 101.1 Title.**

Insert "the Village of Northbrook, Cook County, Illinois" for [name of jurisdiction].

- (2) **Subsection 102.7.2 Illinois State Plumbing Code.** Add a new Subsection 102.7.2 to read as follows:

102.7.2 Illinois State Plumbing Code. Whenever a reference is made to the International Plumbing Code or Chapter 29 of this Code, such reference shall be deemed to refer to the applicable section of the Illinois State Plumbing Code, as adopted by the Village of Northbrook.

- (3) **Subsection 103.1 Creation of agency.** Insert “Department of Development and Planning Services for [Name of Department].

- (4) **Subsection 103.2 .** Amend Subsection 103.2 as follows:

103.1 Creation of agency. The code official shall be a member of the Department of Development and Planning Services, as established by the Northbrook Municipal Code.

- (5) *Subsection 105.5.3 Expiration.* Delete this Subsection in its entirety and replace it with the following:

105.5.3 Expiration and Time Extensions. Permits shall expire in accordance with the limits established in Sec. 6-6 of the Northbrook Municipal Code. Extensions may be granted for expired permits in accordance with the standards and procedures established in Sec. 6-6 of the Northbrook Municipal Code.

- (6) *Subsection 105.5.5 Suspension or Revocation of Permit.* Delete this subsection in its entirety and replace it with the following:

105.5.5 Suspension, revocation or surrender. The code official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code. A permit may also be voluntarily surrendered in accordance with the standards and procedures of Sec. 6-7 of the Northbrook Municipal Code.

- (7) *Subsection 105.6 Fees.* Delete this subsection and the related subsections in their entirety.

- (8) *Section 107 Violations.* Delete this section in its entirety.

- (9) *Section 108 Appeals.* Delete this section in its entirety.

- (10) *Subsection 305.1 General.*

- (11) *305.1 General (Fencing).* Amend the language in Section 305.1 to delete the last sentence and remove references to spas, so it reads as follows:

305.1 General. The provisions of this section shall apply to the design of barriers for pools. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools.

- (12) *Subsection 305.2.1 Barrier height and clearance.* Change the title of this subsection to insert the fence in parentheses and increase the minimum height from 48 inches to 60 inches, and add subparagraphs 5 through 8, so the subsection reads as follows:

305.2.1 Barrier (fence) height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches above grade where measured on the side of the barrier that faces away from the aquatic vessel. Such height shall exist around the entire perimeter of the vessel and for a distance of 3 feet (914 mm) where measured horizontally from the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the vessel.
3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the vessel.
4. Where the top of the vessel structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the vessel structure. Where the barrier is mounted on the

top of the vessel, the vertical clearance between the top of the vessel and the bottom of the barrier shall not exceed 4 inches (102 mm).

5. A fence on adjoining property or a building or existing wall complying with the requirements specified in this section may be used as part of the enclosure, with the approval of the director of building and development, if the resultant enclosure is sufficient to make the pool inaccessible to small children. If at any time said existing fence or wall being used as part of the enclosure is removed, the enclosure of the pool shall immediately be made to meet the requirements of the section at the pool owner's expense.
6. All gates shall be kept locked when the pool is not attended by a responsible swimmer.
7. Indoor pools need not be fenced when enclosed by other means so as to make the pool inaccessible to small children.
8. Prior to pool filling it shall be the pool contractor's responsibility to secure the pool area in accordance with this section.

(13) *Subsection 305.4 Structure wall as a barrier.* Increase the minimum height from 48 inches to 60 inches in the first sentence so the subsection reads as follows:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 60 inches that provide direct access to the aquatic vessel through the wall, shall be equipped with one or more of the following:

1. An alarm that produces an audible warning when the door or its screen or window, is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door.
2. A safety cover that is listed and labeled in accordance with ASTM F 1346.
3. An approved means of protection, such as self-closing doors with self-latching devices, provided that the degree of protection afforded is not less than the protection afforded by Items 1 or 2.

(14) *Subsection 305.5 Pool structure as a barrier.* Increase the minimum height from 48 inches to 60 inches in Subparagraph 1 so the subsection reads as follows:

305.5 Pool structure as a barrier. Where an on-ground residential pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, the following shall apply:

1. An on-ground pool wall, itself, shall be permitted to be the barrier where the pool structure is on grade and the wall is at least 60 inches above grade for the entire perimeter of the pool and complies with the requirements of Section 305.2.
2. Where the means of access is a ladder or steps, the ladder or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier that meets the requirements of this section.
3. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch (102 mm) diameter sphere.
4. The barrier shall be installed in accordance with the manufacturer's instructions.

(15) *Subsection 902.2 Fence or cover requirements.* Add a new subsection to read as follows:

902.2 Fence or cover requirements. Permanent residential spas and permanent residential exercise spas shall either meet the barrier (fence) requirements of Subsection 305 or have a securely fitting, tightly locking cover.

Secs. 6-153—6-180. Reserved.

ARTICLE XI. SITE GRADING, DRAINAGE AND SOIL EROSION/SEDIMENTATION CONTROL

Sec. 6-181. Purpose.

The purpose of this article is to control drainage and soil erosion/sedimentation resulting from construction activity, landscaping or other activity which disturbs the ground cover or topsoil or otherwise results in the movement of earth on land.

Sec. 6-182. Permits required.

- (a) No permit shall be issued for any work regulated by other articles in this chapter, when that work may alter or cause or permit the alteration of any existing land grade, contour or drainage pattern in any manner unless an engineering site plan as required by this article has been submitted by the applicant for the permit and such plans have been approved in writing by the village engineer.
- (b) Whenever any work shall alter or cause or permit the alteration of any existing land grade, contour or drainage pattern in any manner, and such work is not otherwise subject to the permit requirements of this chapter, the person performing such work shall first apply for a grade alteration permit therefor. Such application shall be made on a form provided by the village and shall include an engineering site plan with soil erosion/sedimentation control provisions in the form required by this article. Any such permits shall be issued by the code official only after the engineering site plan, and soil erosion and sedimentation control plan are approved in writing by the village engineer. However, the village engineer may waive the requirement for a grade alteration permit based upon the village engineer's written findings that the proposed alteration will not adversely affect surface water drainage onto or off of the property, and will not increase soil erosion/sedimentation on or near the property.
- (c) The code official shall not approve a permit under this article for any alteration of an existing land grade, contour or drainage pattern in the village which, in the village engineer's professional opinion, will cause surface water to be unreasonably diverted onto or detained on abutting or nearby property or unreasonably alter natural or existing drainage patterns or unreasonably increase or concentrate runoff of stormwater onto abutting or nearby property.

Sec. 6-183. General engineering site plan content.

All plans submitted under this article must comply with the plan standards and specifications set forth in the Village of Northbrook Standards and Specifications for Public and Private Improvements, as amended from time to time. To the extent that the requirements of this section 6-183 conflict with other village codes, ordinances, or standards, the stricter requirement, as determined by the village, shall apply. conform to and demonstrate compliance with the following standards and requirements:

Secs. 6-184—6-190. Reserved.

ARTICLE XII. FUEL GAS

Sec. 6-191. Adoption of the International Fuel Gas Code.

There is hereby adopted by the village the 2024 International Fuel Gas Code, as hereinafter amended (hereinafter the "Fuel Gas Code"). At least one copy of the International Fuel Gas Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Fuel Gas Code, 2024 Edition, published by the International Code Council is hereby adopted by this reference, subject only to the additions, deletions and modifications specifically set forth in section 6-92 of this Code.

Sec. 6-192. Additions, deletions and modifications of the International Fuel Gas Code.

The following sections of the aforesaid International Fuel Gas Code, 2024 edition, are hereby amended, deleted, or modified as hereinafter set forth:

- (1) *101.1 Title.* Amend to read as follows:

These regulations shall be known as the *Fuel Gas Code* of the Village of Northbrook, hereinafter referred to as "this code."

- (2) *103.1 Creation of Agency.* Amend to read as follows:

103.1 Creation of Agency. The Department of Development & Planning Services is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- (3) *103.2 Appointment.* Amend to read as follows:

103.2 Appointment. The code official shall be a member of the Department of Development and Planning Services, as established by the Northbrook Municipal Code.

- (4) *105.5.3 Expiration.* Delete this subsection in its entirety and replace it with the following:

105.5.3 Expiration and Time Extensions. Permits shall expire in accordance with the limits established in Sec. 6-6 of the Northbrook Municipal Code. Extensions may be granted for expired permits in accordance with the standards and procedures established in Sec. 6-6 of the Northbrook Municipal Code.

- (5) *105.5.4 Extensions.* Delete this subsection in its entirety and refer to subsection 105.5.3.

- (6) *105.5.5 Suspension or Revocation of permit.* Delete this subsection in its entirety and replace it with the following:

106.5.5 Suspension, revocation or surrender. The code official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code. A permit may also be voluntarily surrendered in accordance with the standards and procedures of Sec. 6-7 of the Northbrook Municipal Code.

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- (7) *104.7.5 Fees.* Delete this subsection and the related subsections in their entirety.
- (8) *114. Violations.* Delete this section in its entirety.
- (9) *112 Means of appeal.* Delete the entire section.
- (10) *310.2 CSST.* Delete the entire section.
- (11) *310.3 Arc-resistant CSST.* Delete the entire section.
- (12) *403.4 Metallic tubing.* Amend to read as follows:
- 403.4 Metallic tubing.** Metallic tubing shall not be used underground. Metallic tubing shall comply with Sections 403.4.1 through 403.4.4.
- (13) *403.4.2 Stainless steel.* Amend to read as follows:
- 403.4.2 Stainless steel.** Steel, stainless steel and wrought-iron pipe shall be at least of standard weight (Schedule 40) and shall comply with one of the following standards:
1. ASME A53M;
 2. ASTM A106; or
 3. ASTM A312.
- (14) *403.4.5 Corrugated stainless steel tubing.* Amend to read as follows:
- 403.4.5 Corrugated stainless steel tubing.** Corrugated stainless steel tubing shall not be permitted.
- (15) *403.4.5 Corrugated Stainless Steel Tubing.* Amend to read as follows:
- 403.4.5 Corrugated Stainless Steel Tubing.** Corrugated stainless steel tubing shall not be permitted.
- (16) *406.1 General.* Amend to read as follows:
- 406.1 General.** Prior to acceptance and initial operation, all piping installations shall be visually inspected and pressure tested to determine that the materials, design, fabrication and installation practices comply with the requirements of this code. The gas piping system shall be tested with air or inert gas. The system shall be tested to a pressure of not less than 20 psi. Gas piping systems shall maintain the full test pressure for a period of not less than 10 minutes.
- (17) *Subsection 410.1 High pressure regulator.* Add a new subsection to read as follows:
- 410.1.1 High pressure regulator.** Where a high gas pressure regulator is required to decrease upstream gas pressure and the upstream gas pressure exceeds the maximum allowable working pressure of any downstream gas component such as a low pressure gas regulator and/or gas valve, the high gas pressure regulator shall be of a locking type.
- Exception:** The gas operating equipment always consumes a gas flow rate sufficient to allow a non-locking regulator to retain the correct downstream pressure, or the gas flow is never shut off, stopped or closed off by a component that is rated less than the gas pressure upstream of the high pressure regulator, than a non-locking regulator may be used in place of a locking regulator.

Secs. 6-193—6-199. Reserved.

ARTICLE XIII. CONSTRUCTION REQUIREMENTS FOR DEMOLITIONS AND CONSTRUCTION WORK IN THE VILLAGE

Sec. 6-200. Standards and conditions applicable to all construction and demolition work.

The standards and conditions set forth in this article shall apply to all construction and demolition work undertaken in the village pursuant to a permit issued under this Code.

Sec. 6-201. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commencement of construction shall mean the beginning of the new work under permit for the structure being constructed.

Commencement of demolition shall mean any work done in conjunction with a permit issued pursuant to this chapter, other than the installation of the protective fencing required pursuant to other code provisions and any approved erosion control.

Completion of demolition shall mean removal of the walls of the first floor above the foundation of the structure being demolished or removal of all foundation material from the excavation in the case of a foundation removal.

Construction shall mean all on-site work done in building or altering structures from land clearance to completion, including excavation, erection, and the assembly and installation of components and equipment.

Demolition shall mean the razing and removal of all or substantially all of a structure or the removal of such portions of a principal structure as to make the structure uninhabitable or unsafe for human occupancy.

Sec. 6-202. Required plans and specifications for permit applications.

Every application for a construction or demolition permit shall be accompanied by the following plans and specifications:

- (1) *Building plans and specifications.* If the application includes demolition of a principal structure, then the application shall include building plans and specifications, prepared in compliance with the provisions of this chapter, for any structure to be built on the subject property.
- (2) *Site restoration plans and specifications.* If the application includes demolition of a principal structure and if commencement of construction of a new structure will not occur within 90 after completion of demolition, then the application shall include a detailed site restoration plan depicting all work required to restore the subject property to a safe, clean condition until construction of a new structure has commenced, including without limitation backfilling of any excavation, grading, seeding, fencing, utility work or stormwater management.
- (3) *Stormwater management and soil sedimentation and erosion control plans.* The application shall include detailed plans and specifications for stormwater management, soil erosion and sedimentation control and grading on the subject property. Such plans and specifications shall be on a drawing or drawings separate from all other plans and specifications, and shall be labeled as "Stormwater Management and Soil Erosion and Sedimentation Control Plans." Such plans and specifications shall be prepared by a professional engineer, shall be made in conformance with the requirements of the village's subdivision and development code and standards and specifications for public and private improvements, and shall include a certification by the applicant's engineer, in a form provided by the village, that all requirements of the village's codes, ordinances, and regulations related to stormwater management, soil erosion and sedimentation control and grading shall be satisfied by the applicant at all times. The plans and specification shall, without limitation, include:

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- a. Drainage plans and soil erosion control during demolition, if any.
 - b. Stormwater management and soil erosion control during any period of time between completion of demolition and commencement of construction.
 - c. Stormwater management and soil erosion control commencing with preparation for foundation pouring and continuing during the entire new construction process until final grading of the subject property.
- (4) *Accessibility, parking and loading plans.* The application shall include separate plans and specifications showing the location of all work affecting, and all parking and loading activities planned to take place on, public streets, sidewalks, and other rights-of-way. Such plans and specifications shall include, among other things, the location of pavement, sidewalk, and trees that may be affected by the proposed work; the impacts on such pavement, sidewalk, and trees, the proposed location for all parking of contractor and worker vehicles; the proposed location of any loading or unloading activities (including pouring of concrete to occur within any right-of-way; the proposed location of the gravel or wood chip mat; proposed fencing or other protective measures; and temporary pavement or other temporary accessibility measures.
- (5) *Materials and spoils storage plans.* The application shall include plans depicting the proposed location for storage of materials and spoil on the subject property that are consistent with village soil and sedimentation and erosion control requirements.
- (6) *Dust and airborne particulate control.* The application shall include provisions for controlling dust and other airborne particles, such as dust from cutting brick, masonry or stone, which are located or generated on, or travel from, the subject property, including but not limited to a source of water and spraying equipment and any other necessary measures to control such airborne particles.

Sec. 6-203. Fencing.

- (a) *Perimeter fencing.* If a permit issued by the village of Northbrook authorizes demolition or authorizes construction of a new structure, then the applicant shall install a six-foot chainlink fence around either:

- (1) The perimeter of the structure under construction;
- (2) The perimeter of the entire subdivision or site; or
- (3) The perimeter of adjacent structures concurrently under construction.

Such perimeter fencing shall be installed in a location and manner approved by the department of development and planning services. The fencing shall be installed not more than seven days or less than four days before the commencement of any permitted work on the subject property, including mass grading and the installation of site utilities. Said fencing shall remain in place until the exterior construction is complete, including the construction of the decks, patios and sidewalks, and until removal is approved by the department of development and planning services. The location of the perimeter fencing may be changed during the construction period with the approval of the department of development and planning services. "No Trespassing" signs shall be mounted on the perimeter fencing in conspicuous locations around the site. If the size of the construction site is too large for fencing alone to be effective, in the judgment of the department of development and planning services, the permittee must have the construction area patrolled by an off-duty sworn police officer during the hours specified herein for the closing and locking of the gates.

- (b) *Gates for perimeter fencing.* Any gate in a perimeter fence must be closed at all times during non-working hours except to allow ingress and egress to and from the site. Said gate must be locked at all times other than permitted hours of construction under this chapter and at any other time when no work is being performed on the site.

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- (c) *Perimeter fencing for public construction.* Perimeter fencing as provided herein shall also be required for any construction project as described in subsection (a) of this section within the village which is undertaken by the village, any school or park district, or any other public agency, whether or not a permit is required.
 - (d) *Tree protection fencing.* In addition to the perimeter fencing required herein, the applicant shall cause tree protection fencing, consisting of wood slats with a minimum height of four feet, to be installed around every tree on the subject property and the adjacent parkway. Such tree fencing shall be located, so far as feasible, at the drip line of the tree, whether on public or private property; provided, however, that this subsection shall not be construed or applied to authorize placement of tree fencing on private property not owned by the applicant unless proper permission therefore has been secured from the property owner by the applicant. Placement of tree fencing shall be subject to the approval of the village tree preservation officer.
 - (e) *Violations.* When a violation of this section is observed, the permittee, general contractor, or property owner shall be notified promptly and shall correct the violation within two hours of receiving notice. If the violation is not corrected, the village shall have the right, but not the obligation, to enter onto the subject property and correct the violation. The village shall have the right to charge the permittee or property owner an amount sufficient to defray the entire cost of such work or action, including administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the permittee or property owner within 30 days following a demand in writing by the village for such payment, such charge, together with interest and costs of collection, shall become a lien upon the property and the village shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law. The village may issue an immediate "Stop Work" order for the site until compliance is achieved and/or any costs and fees are paid.

Sec. 6-204. Posted notice of commencement of demolition or construction.

The applicant shall cause notice of demolition or construction to be given by posting a sign in a prominent place on the subject property. The size, shape, color, and text of such sign shall be as required by the department of development and planning services. Such sign shall include notice that the rules and regulations applicable to demolition and construction work within the village are available at the department of development and planning services. The sign shall be posted at the subject property not less than 14 days in advance of the commencement of demolition or construction, and shall be maintained on the subject property until all work on the subject property has been completed and approved, or until removal of the sign is approved by the department of development and planning services.

Sec. 6-205. Site management standards.

The following site management standards shall apply to all sites of demolition and construction work within the village:

- (1) *Accessibility, parking and loading standards.* No pavement or sidewalk within any public right-of-way on any construction or demolition site shall be unavailable for public use at any time except when such pavement or sidewalk is being removed and replaced. No pavement or sidewalk that is being removed and replaced shall be unavailable for public use for more than three calendar days without the prior approval of the village engineer. No parking or loading of any vehicle, or storage of demolition debris, spoil, or construction materials, shall be permitted within any right-of-way, on any public property, or within ten feet of any right-of-way adjacent to any public or private property unless specifically approved by the village pursuant to a site accessibility plan. The village may prohibit parking in any particular location on a public right-of-way if the village determines that such parking has an adverse impact on neighboring property or on traffic control.

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- (2) *Particulate control.* Dust and airborne particles shall be controlled at the subject property at all times during work by means of a water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the subject property affected by the work. Such spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.
 - (3) *Stabilized construction entrance.* When determined by the village engineer to be appropriate and practicable, the applicant shall cause a stabilized construction entrance to be installed on the subject property of a size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The stabilized construction entrance shall be located so as not to interfere with use of public rights-of-way and to not cause any nuisance or inconvenience to adjacent public or private property.
 - (4) *Sanitation facilities.* A portable toilet shall be provided at every site of construction of a new principal structure, or addition thereto, prior to the commencement of construction, unless an existing facility is available on the construction site. The proposed location of any portable toilet shall be depicted on plans, and such location shall have the least possible impact on adjacent properties and be located a minimum of six feet from all property lines.
 - (5) *Litter and debris control.* Litter and debris at the subject property shall be secured and controlled at all times. The applicant shall designate a person regularly present at the subject property as having responsibility to assure that all litter and debris is removed from the subject property or deposited in a dumpster before the end of every day, including weekends and days on which no work was conducted, and that no litter or debris from the subject property impacts any neighboring property. The permit for the work shall specify the location of the dumpster.
 - (6) *Street and sidewalk condition and cleaning.* The applicant shall cause all dirt, mud, gravel, and other debris from the subject property or related to any work conducted on the subject property to be cleaned regularly from all sidewalks and streets adjoining and in the vicinity of the subject property on every day that construction occurs on said property. Sidewalks and streets shall be maintained good working order with paved smooth surfaces.
 - (7) *No trespass.* No permit issued pursuant to this chapter shall authorize or shall be construed to authorize any person to enter onto property adjoining the subject property for the purpose of completing any work on the subject property without the express prior consent of the owner of such adjoining property.
 - (8) *Stormwater management.* Stormwater shall be managed during all phases of demolition and new construction so as not to adversely impact adjacent properties and/or public right-of-way in accordance with the requirements of the village's Subdivision and Development Code and standards and specifications for public and private improvements.
 - a. *Wastewater discharge.* No person shall undertake any work which will cause or facilitate the discharge of any wastewater without prior approval of the director of public works. It shall be the duty of the person undertaking any such work to direct all wastewater flow to the particular location designated by the director of public works. No person undertaking such work shall cause or allow any cement truck wash to be discharged onto any public property or into any catch basin or other village sewer facility.
 - (9) *Limitations on noise.* All work undertaken pursuant to a permit issued under this chapter shall be subject to the limitations on noise set forth in chapter 16 of this Code. Further, no person shall operate or cause to be operated any radio, phonograph, telecommunications device, or other such object at such a volume or in any other manner that would cause a nuisance or a disturbance to any person. Every contractor and every permittee shall be responsible for all actions of their employees, agents,

and subcontractors hereunder, and shall be liable for all violations of the provisions of this subsection committed by such employees, agents, or subcontractors.

(10) *Permitted hours of construction.*

- a. No work undertaken pursuant to a permit under this chapter shall occur other than between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 9:00 a.m. and 5:00 p.m. Saturday, and not at all on Sunday or federal holidays on which Village Hall is closed to the public, except in cases of urgent necessity in the interest of public health and safety, as determined in the sole discretion of the village manager.
- b. Construction activities performed without compensation by a person upon their own place of residence shall be permitted on any day and time, provided, however, that noise emissions associated with such work shall not be plainly audible beyond the boundaries of the property from which it emanates between the hours of 10:00 p.m. and 7:00 a.m.

(Ord. No. 2022-44, § 2, 10-11-2022)

Sec. 6-206. Commencement of construction or site restoration.

Construction of an approved new structure shall commence, or the subject property shall be fully restored in conformance with the approved site restoration plan, if any, or with such other plans as may be approved by the village, within 30 days after the completion of demolition. The 30-day period provided herein may be extended by one day for every business day that weather conditions prevent construction or restoration work on the subject property, as determined by the director of development services.

Secs. 6-207—6-219. Reserved.

ARTICLE XIV. ENERGY CONSERVATION

Sec. 6-220. Adoption of the International Energy Conservation Code.

The 2024 International Energy Conservation Code (hereafter referred to as the IECC) mandated by the State of Illinois, and any amendment thereto, or subsequent edition thereof, is hereby adopted as the Energy Conservation Code of the Village of Northbrook for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of the building envelope, mechanical, lighting, and power systems in the city as amended. At least one copy of the International Energy Conservation Code has been on file in the office of the village clerk for a period of at least 30 days prior to the adoption of these provisions and now are and remain on file in the office of the village clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein. The provisions of the International Energy Conservation Code, 2024 edition, published by the International Code Council, are hereby adopted by this reference.

Secs. 6-221—6-229. Reserved.

ARTICLE XV. GREEN BUILDING INITIATIVE

Sec. 6-230. Purpose.

The village desires to establish a set of incentives to promote the use of environmentally friendly building techniques for both public and private sector construction projects and encourage sustainable development throughout the village.

Sec. 6-231. Definitions.

As used in this article, the following terms shall have the following meanings:

Covered permits means permits issued by the development and planning services department for new buildings, additions, demolitions, alterations and site work.

Green building official means the member of the village staff appointed by the village manager to oversee the administration of the Green Building Initiative.

LEED means the Leadership in Energy and Environmental Design Green Building Rating System, which is a USGBC-designed voluntary, consensus-based national rating system for developing high-performance, sustainable buildings.

LEED accredited professional means a person who has received the LEED accredited professional designation from either USGBC, the Green Building Certification Institute or another entity authorized by the USGBC to grant such designation.

LEED rating system means either the most current version of a LEED Green Building Rating System that has been adopted by the USGBC or a pilot LEED rating system accepting project applications, as determined at the time of commencement of building design (for projects described in subsection 6-232(a)) or application for the Green Building Initiative (for all other projects).

LEED checklist means a scorecard developed by USGBC to show the credits pursued and total points anticipated for a project under the selected LEED rating system.

Project means new construction or alteration undertaken on a building or structure by any person or entity.

USGBC means the United States Green Building Council, a private nonprofit organization.

Sec. 6-232. Village projects.

- (a) For each project involving construction of a new building for use and occupancy by village employees commenced after June 1, 2008, village staff shall seek the highest level of certification achievable under the most appropriate LEED rating system, as determined by the Green Building Official and village manager; provided that attaining such certification must be cost-effective and within the limits of available funding for the project.
- (b) If the scope, design, or type of a project described in subsection 6-232(a) limits the feasibility of attaining LEED certification, village staff shall incorporate cost-effective green building practices into the design and operational plans for the project to the extent practicable.

Sec. 6-233. Incentive program.

- (a) *Voluntary program.* Any person or entity required to obtain covered permits for a project may participate in the Green Building Initiative Incentive Program described in this section. Participation in the Green Building Initiative is entirely voluntary. Any person or entity not participating in the Green Building Initiative shall

have the right to undertake a project in any manner otherwise authorized under the Northbrook Municipal Code.

(b) *Application.*

- (1) *Fee.* No fee shall be required in connection with an application for the Green Building Initiative Incentive Program.
- (2) *Contents.* Any person or entity that desires to apply for the Green Building Initiative Incentive Program set forth in this section must submit to the village, on a form provided by the village, the following information:
 - a. Proof of registration of the project with the USGBC;
 - b. Identification of the specific LEED rating system to be applied to the project, as determined by the applicant;
 - c. A LEED checklist indicating the LEED credits the applicant intends for the project to achieve; and
 - d. The name and contact information of a member of the project team who is a LEED accredited professional.
- (3) *Partial applications.* A person or entity may apply for the Green Building Initiative Incentive Program for only a portion of a project if the applicant intends to seek LEED certification for only a portion of the buildings included within the scope of its application for the covered permits. In such event, the Green Building Official shall determine which, if any, covered permits are eligible for expedited permitting and review pursuant to subsection 6-233(c) and a pro-rata portion of the covered permit fees eligible for rebate under subsection 6-233(d).
- (4) *Acknowledgment.* Any person or entity who files an application for the Green Building Initiative Incentive Program shall be deemed to acknowledge and agree that:
 - a. Participation in the Green Building Initiative is entirely voluntary;
 - b. Any action, inaction, approval, or disapproval by USGBC does not constitute any deprivation of rights by the village;
 - c. Any decision by the Green Building Official or village manager to expel an applicant from the Green Building Initiative Incentive Program pursuant to this section does not constitute a deprivation of such applicant's rights; and
 4. The applicant shall have no right to appeal or otherwise challenge a determination of the Green Building Official or village manager with respect to an application except as expressly set forth in this section.
- (5) *Timing.*
 - a. An applicant seeking expedited permitting and review, as provided in subsection 6-233(c) must submit its application for enrollment into the Green Building Initiative simultaneously with its application for the covered permits.
 - b. An applicant seeking only permit fee rebates, as provided in subsection 6-233(d), may submit its application for enrollment into the Green Building Initiative at any time prior to obtaining a final certificate of occupancy from the department of development and planning services.
- (6) *Approval.* The Green Building Official will review all applications. If the official determines that the application is complete, they will enroll the project in the Green Building Initiative and notify all affected departments.

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- (7) *Subsequent documentation.* An applicant with a project enrolled in the Green Building Initiative shall provide documentation to the Green Building Official relating to the status of the project's registration and application for LEED certification upon request. Documentation requested by the Green Building Official may include, without limitation, a copy of the project's LEED application (which may be in draft form) that includes LEED submittal templates and supporting documentation for all LEED prerequisites and credits proposed for the project. An applicant shall, if offered by the USGBC, submit its project for design phase review to determine the likelihood of receiving LEED certification. The applicant shall provide to the village copies of all materials prepared for and resulting from such review, including, but not limited to, comments and determinations provided by USGBC.
- (c) *Expedited permitting and review.*
- (1) *Prioritization.* After receiving notice that a project has been enrolled in the Green Building Initiative, the department of development and planning services shall prioritize the enrolled project over all other projects not enrolled in the Green Building Initiative for permitting and review for the covered permits. Enrolled projects shall be processed in the order received.
- (2) *Noncompliant determinations.* At any time prior to the issuance of the final certificate of occupancy for a project seeking expedited permitting and review, the Green Building Official may, in consultation with the village engineer and after discussion with the applicant, determine that the applicant has not incorporated into a project's design, engineering, or construction green building elements and requirements:
- a. Identified in the applicant's Green Building Initiative application; or
 - b. Otherwise sufficient to qualify the project for certification under the selected LEED rating system.
- Upon such determination, the Green Building Official shall issue a notice of noncompliance to the applicant and, subject to the appeal process described in subsection (c)(3), expel the project from the Green Building Initiative. If a project is expelled from the Green Building Initiative, the Green Building Official shall have the discretion, after consulting with the director of the department of development and planning services, to revoke the priority status of any permit submitted by the applicant relating to the expelled project.
- (3) *Appeals of noncompliant determinations.* An applicant may appeal to the village manager a noncompliant determination made by the Green Building Official pursuant to subsection (c)(2) by filing a written appeal with the village clerk within 15 days of such determination. The appeal shall state the alleged error or reason for the appeal, and include supporting documentation demonstrating the applicant's intent to comply with the requirements of this article. The village manager may request additional written or oral information from the applicant or Green Building Official in considering the appeal. Within 30 days of the receipt of the appeal, the village manager shall issue a written determination:
- a. Affirming the determination of noncompliance by the Green Building Official, in which case the expulsion shall remain in place;
 - b. Finding the applicant has made a good faith effort to pursue LEED certification but is unable to incorporate sufficient green building elements and requirements for causes outside of the reasonable control of the applicant, in which case the expulsion may be lifted and the project reenrolled in the Green Building Initiative; or
 - c. Reversing the determination of the Green Building Official, in which case the expulsion shall be lifted and the project shall be reenrolled in the Green Building Initiative.

The determination of the village manager shall be final.

(d) *Permit fee rebates.* Projects enrolled in the Green Building Initiative shall be eligible for rebates of fees paid for the covered permits in the amounts set forth in this subsection (d). The rebates set forth in this section shall be paid to the applicant upon submission to the Green Building Official of proof of receiving the applicable level of LEED certification from USGBC and a determination by village staff that the project is otherwise in compliance with all other village codes and requirements. All requests for payment of permit rebates under this subsection (d) must be made no later than three years after the village has issued a certificate of occupancy for the property.

(1) The first of each of the following projects to attain a LEED certified rating or higher shall receive a 100 percent refund of all covered permit fees:

- a. Newly constructed commercial building;
- b. Newly constructed institutional building;
- c. Newly constructed residential building; and
- d. Alteration of an existing building, regardless of the use of the property.

The Green Building Official shall determine the classification of projects for purposes of this subsection (d)(1).

(2) Subsequent projects that are rated LEED Certified shall earn a ten percent rebate for all covered permit fees.

(3) Subsequent projects that are rated LEED Silver shall earn a 20 percent rebate for all covered permit fees.

(4) Subsequent projects that are rated LEED Gold shall earn a 30 percent rebate for all covered permit fees.

(5) Subsequent projects that are rated LEED Platinum shall earn a 40 percent rebate for all covered permit fees.

(6) For each project that achieves any of the following credits in the LEED for new construction rating system version 2.2 (or similar credits in another LEED rating system, as determined by the Green Building Official), the project shall receive an additional one percent rebate in covered permit fees for each credit achieved:

- a. Sustainable Sites Credit 6.1: Stormwater Design: Quantity Control;
- b. Sustainable Sites Credit 6.2: Stormwater Design: Quality Control;
- c. Water Efficiency Credit 1.1: Water Efficient Landscaping: Reduce by 50 percent;
- d. Water Efficiency Credit 2: Innovative Wastewater Technologies; and
- e. Water Efficiency Credit 3.1: Water Use Reduction: 20 percent reduction.

(e) *Recognition.* Each project enrolled in the Green Building Initiative shall receive the following forms of public recognition:

- (1) Permission to include a statement of enrollment in the Green Building Initiative on construction signs and marketing materials for the enrolled project; and
- (2) A featured mention of the project on a dedicated section of the village website and monthly newsletter promoting the Green Building Initiative;

Provided, however, that any project expelled from the Green Building Initiative shall lose the right to all forms of recognition set forth in this subsection 6-233(e) and shall promptly remove or discontinue the same.

Sec. 6-234—6-240. Reserved.

ARTICLE XVI. CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

Sec. 6-241. Cook County demolition debris regulations.

Demolition activities within the village affecting any structure except garages, sheds, utilities and projects that are not demolishing any load bearing walls must comply with the Cook County demolition regulations set forth in divisions 2 and 3 of article V of the Cook County Code of Ordinances.

Secs. 6-242—6-248. Reserved.

Sec. 6-249. Inspections, inquiries and audits.

The code official may make any and all inspections, inquiries, and audits as necessary to determine compliance with this article.

Sec. 6-250. Enforcement and penalties.

In addition to the general penalties set forth in section 1-13 of the Village Code, applicants who fail to satisfy the diversion requirement established at section 6-245 of this article are subject to a penalty set forth in the annual fee ordinance.

Sec. 6-251. Reserved.