
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.

(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.

(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.