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**THE VILLAGE OF COAL CITY**  
**GRUNDY & WILL COUNTIES, ILLINOIS**

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ORDINANCE  
NUMBER 18-02

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**AN ORDINANCE AMENDING CHAPTER 150 ("BUILDING REGULATIONS"), OF  
THE VILLAGE OF COAL CITY CODE OF ORDINANCES TO PROVIDE FOR THE  
ADOPTION BY REFERENCE OF UPDATED TECHNICAL BUILDING CODES AND  
FURTHER AMENDING CERTAIN PROVISIONS OF SUCH CODES FOR THE  
VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS**

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Coal City

on January 10, 2018

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**AN ORDINANCE AMENDING CHAPTER 150 (“BUILDING REGULATIONS”), OF THE VILLAGE OF COAL CITY CODE OF ORDINANCES TO PROVIDE FOR THE ADOPTION BY REFERENCE OF UPDATED TECHNICAL BUILDING CODES AND FURTHER AMENDING CERTAIN PROVISIONS OF SUCH CODES FOR THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS**

**WHEREAS**, the Village of Coal City (hereinafter, “the Village”) is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

**WHEREAS**, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

**WHEREAS**, the Village may, pursuant to Article 11, Divisions 30 to 39 of the Illinois Municipal Code, 65 ILCS 5/11-30-1, *et seq.*, regulate and control the construction, alteration and maintenance of buildings and structures, parts thereof and systems therein; and

**WHEREAS**, the Village is granted authority to regulate fire safety by Article 11, Division 8, Section 1- 6 of the Illinois Municipal Code, 65 ILCS 5/11-8-1 through 5/11-8-6; and

**WHEREAS**, the Village is further authorized to govern the strength and manner of construction of all structures (65 ILCS 5/11-30-4), the installation and maintenance of heating, air-conditioning, and refrigeration units (65 ILCS 5/11-32-1), and the installation, use, and alteration of electrical equipment (65 ILCS 5/11-37-2); and

**WHEREAS**, Section 36 of the Illinois Plumbing License Act, 225 ILCS 320/36, authorizes the Village to adopt the minimum standards and regulations promulgated by the Illinois Department of Public Health governing the design and installation of new plumbing or plumbing systems and the alteration of existing plumbing systems; and

**WHEREAS**, the corporate authorities of the Village may, pursuant to Sections 1-3-2 of the Illinois Municipal Code, 65 ILCS 5/1-3-2, and Section 2 of the Municipal Adoption of Codes

and Records Act, 50 ILCS 220/2, adopt by reference rules, regulations and technical codes prepared by nationally recognized technical trade or service associations that have been previously printed in book or pamphlet form that govern buildings, structures and parts thereof, without further printing or publication, so long copies of the rules and regulations adopted are filed in the office of the Village Clerk for use, inspection and examination by the public at least thirty (30) days prior to adoption and thereafter maintained in said office; and

**WHEREAS**, pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1, and Section 55 of the Illinois Building Commission Act, 20 ILCS 3918/55, the Village is required to provide advance written notice to the Illinois Capital Development Board – Division of Building Codes and Regulations as to the title and edition of each code proposed to be adopted at least thirty (30) days prior to such adoption by the Village; and

**WHEREAS**, the Village has complied in all respects with the statutory requirements set forth in the preceding two paragraphs; and

**WHEREAS**, the International Code Council (“ICC”) publishes the International Building Code, which provides rules and regulations governing the construction, alteration and maintenance of buildings, structures and appurtenances thereto, with the exception of detached one- and two-family dwellings and townhouses not more than three stories high with separate means of egress; and

**WHEREAS**, the ICC publishes the International Residential Building Code for One- and Two-Family Dwellings, which provides rules and regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures; and

**WHEREAS**, the ICC publishes the International Property Maintenance Code, which provides rules and regulations pertaining to all existing residential and nonresidential structures and all existing premises and provides minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties; and

**WHEREAS**, the ICC publishes the International Fire Code, which regulates the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; conditions hazardous to life, property or public welfare in the occupancy of structures or premises; fire hazards in the structure or on the premises from occupancy or operation; any matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems; and any conditions affecting the safety of fire fighters and emergency responders during emergency operations; and

**WHEREAS**, the National Fire Protection Association, Inc. ("NFPA") publishes the National Electric Code, which governs all matters concerning the installation, maintenance and control of electric equipment in all property, buildings and structures; and

**WHEREAS**, the Illinois Department of Public Health has promulgated certain regulations governing the design and installation of new plumbing or plumbing systems and the alteration of existing plumbing systems, which regulations are set forth in Title 77, Chapter I(2), Subchapter R, Part 890 of the Illinois Administrative Code, 77 Ill.Adm.Code 890.110, *et seq.*; and

**WHEREAS**, the Village has heretofore adopted earlier iterations of the technical codes and regulations referenced hereinabove and is now desirous of updating such provisions by adopting more recent editions of the previously-adopted technical codes; and

**WHEREAS**, the Planning and Zoning Board published and conducted a public hearing on Monday, December 4, 2017 to consider the technical code updates and determined that the building and construction codes contained within Chapter 150 of the Village Code had fallen behind current building standards; and

**WHEREAS**, the corporate authorities hereby find and determine that it is in the interest of the health, welfare and safety of the residents of the Village to adopt the editions of the technical codes and regulations identified herein, subject to the amendments, modifications, additions and deletions specified herein; and

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Coal City, Counties of Grundy and Will, Illinois, as follows:

**SECTION 1. RECITALS.** That the foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2. AMENDMENTS.**

- A. Section 150-1 of the Village of Coal City Code is hereby amended as follows (additions in **bold and underline**; deletions in **~~bold and strikethrough~~**):

**150-1. Adoption of Building Code, Residential Code, Property Maintenance Code, Plumbing Code, Electrical Code and Fire Code.**

There is adopted by the Village for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, and location and maintenance of buildings and structures, including permits and penalties, the International Building Code, 2015 Edition, including Appendices A, B and C; the International Residential Code, 2015 Edition; the International Property Maintenance Code, 2015 Edition; the Illinois State Plumbing Code (77 Ill. Adm. Code 890), current edition, issued by the Illinois Department of Public Health; the National Electrical Code, 2014 Edition; the International Fire Code, 2015 Edition; and all revisions, supplements and amendments to the foregoing, subject to the additions, insertions, deletions and modifications specified in Section 150-2 of the Village Code. At least one copy of such codes have been and are now filed in the office of the Village Clerk and the same are hereby adopted and incorporated as if set out at length herein.

B. Section 150-2 of the Village of Coal City Code is hereby amended as follows

(additions in **bold and underline**; deletions in **~~bold and strikethrough~~**):

150-2. ~~Special provisions~~Modifications.

A. Wherever the term "Municipality" or "[Name of Jurisdiction]" appears in any of the technical codes adopted in Section 150-1, "the Village of Coal City, Grundy and Will Counties, Illinois" shall be deemed inserted in place thereof.

B. All references to the "building official" or "code official" in any of the technical codes adopted in Section 150-1 shall be deemed to reference the "Village of Coal City Building & Zoning Official or his or her designee".

C. Electrical systems. It is preferred that all electrical wiring for new electrical systems or additions to previously constructed electrical systems shall be rigid conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT). If another material is selected, it must meet the minimum performance and safety aspects of Romex®. Where necessary to fish through existing partitions, flexible metallic conduit may be used. Where there is a question as to methods or materials used, the ruling of the Building Inspector shall govern. All conduit, on or below grade, shall be PVC, galvanized rigid or galvanized intermediate conduit. All wiring systems in new installations shall be installed in approved rigid conduit, IMC, EMT or Romex®. All exposed exterior conduit shall be galvanized rigid, galvanized intermediate metal or rigid aluminum. Only wire approved by the Building Inspector shall be allowed.

D. Common wall ~~soundproofing~~fire resistance. The Village of Coal City shall require the following standards for ~~soundproofing~~fire resistance in relation to the standards set forth in the International Residential Code:

(1) "Two-family dwellings" shall be deleted and replaced with the following:

**~~R317.1~~R302.3** Two-family dwellings. Dwelling units in two-family dwellings shall have three-hour fire-rated wall/floor/ceiling assemblies between uses. All fire-rated walls shall be constructed of masonry or autoclave aerated concrete and constructed in compliance with industry and manufacturer standards and specifications.

(2) "Attached dwellings" shall be added as follows:

**~~R317.1.2~~ R302.2.5** Attached dwellings. All attached single-family structures and multifamily structures containing two or more dwelling units or one or more dwelling units in a structure containing any other use shall have three-hour fire-rated wall/floor/ceiling assemblies between uses. All fire-rated walls shall be constructed of masonry or autoclave aerated concrete and constructed in compliance with industry and manufacturer standards and specifications.

(3) "Townhouses" shall be deleted and replaced with the following:

**~~R317.2~~ R302.2** Townhouses. All attached single-family structures and multifamily structures containing two or more dwelling units or one or more dwelling units in a structure containing any other use shall have three-hour fire-rated wall/floor/ceiling assemblies between uses. All fire-rated walls shall be constructed of masonry or autoclave aerated concrete and constructed in compliance with industry and manufacturer standards and specifications.

E. Footings. Section R403.4 shall be deleted in its entirety. Precast concrete foundations must comply with the standards set forth in R403.1.

F. Foundation materials. Section R402.1 shall be deleted in its entirety. Wood is not an admissible material to be utilized within the foundation construction.

G. Sprinkler systems. Section P2904.1.1 shall be amended to further limit the requirement of sprinklers within residential units. These systems shall be required as follows: Sprinklers shall be installed to protect all dwelling units in which a dwelling unit is located atop another. For example, a two-story apartment or condominium building must be sprinkled if the tenants occupy separate levels. In a two-story townhome wherein the tenants share a common wall, but each tenant occupies both levels, a sprinkler system shall not be required. Listed exceptions shall still apply.

H. **Chapter 25 ("Plumbing Administration") shall be informed by the following:** Plumbing materials. The Village prefers the utilization of copper, **ScheduleType** L, throughout the interior of residential units. If another material is selected, it must meet the minimum performance and safety aspects of CVPC.

A new Section 150-2.5 of the Village of Coal City Code is hereby enacted  
to read as follows:

**150-2.5. Interpretation. In the event that the rules, regulations, terms or conditions imposed pursuant to the codes adopted herein are either more restrictive or less restrictive than rules, regulations, terms or conditions imposed by any other applicable rule, regulation, resolution, ordinance, statute, law, or technical code, then the most restrictive rules, regulations, terms or conditions shall govern.**

**SECTION 3. RESOLUTION OF CONFLICTS.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4. SAVING CLAUSE.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



SO ORDAINED this 10<sup>th</sup> day of January, 2018, at Coal City,

Grundy and Will Counties, Illinois, pursuant to a roll call vote as follows:

AYES: 4

NAYS: 0


ABSENT: 2

ABSTAIN: 0

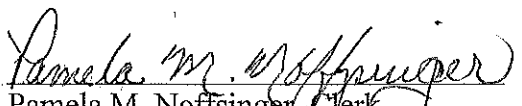
PRESENT: 2

Approved on this 10<sup>th</sup> day of January, 2018.

**VILLAGE OF COAL CITY**

  
Terry Halliday, President

Attest:

  
Pamela M. Noffsinger, Clerk