

Committee of the Whole Meeting
City Hall
1707 St Johns Avenue,
Highland Park, IL 60035
February 9, 2026
5:30 PM
Agenda

Individuals with questions or feedback about an agenda item can address the City in the following ways:

- 1. Emails with Unlimited Information.** Individuals may email the City an unlimited number of words at cityhp@cityhpil.com. Emails will be forwarded to the City Council if requested. All emails received will be acknowledged.
- 2. Telephone.** Individuals with no access to email may leave a message with the City Manager's Office at 847.926.1000.
- 3. Live Comments.** Individuals are able to address the Council during the City Council meeting. Questions/comments should be limited to three minutes or less.

Committee of the Whole and City Council meetings are broadcast live on the City's Facebook page and on the City's website. Meetings can be watched after the meeting from a video link on the City's website.

The City encourages individuals to sign-up for its enews for important information from the City. To sign-up for the enews, visit www.cityhpil.com.

I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. Approval of the Minutes of the Regular Meeting of the Committee of the Whole Held on January 12, 2026
- B. Approval of the Minutes of the Closed Session of the Regular Meeting of the Committee of the Whole held on January 12, 2026

IV. Scheduled Business

- A. Pedestrian Bridge Design & Reconstruction Options
- B. Building Code Update

V. Other Matters

VI. Closed Session

VII. Adjournment

Staff Report



Meeting Date: February 9, 2026

Staff Contact: Ashley Palbitska, Assistant to the City Manager/Deputy City Clerk

Department: City Manager's Office

Title: Approval of the Minutes of the Regular Meeting of the Committee of the Whole Held on January 12, 2026

Recommendation:

For the City Council's approval are the minutes of the Regular Meeting of the Committee of the Whole held on January 12, 2026.

Attachments:

1. MIN COTW 1-12-2026

**MINUTES OF A OF THE COMMITTEE OF THE WHOLE OF THE CITY OF
HIGHLAND PARK**

MEETING DATE: January 12, 2026

MEETING LOCATION: City Hall, 1707 St Johns Avenue, Highland Park, IL 60035

I. Call to Order

At 5:01 PM, Mayor Rotering called the meeting to order and asked for a roll call:

II. Roll Call

Present: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia (arrived at 5:02 PM), Lidawer, Blumberg

Absent: None

Staff Present: City Manager Neukirch, Director of Public Works Bannon, Community Development Director Fontane, Assistant City Manager Jason, Police Chief Jogmen, Finance Director McCaulou, Fire Chief Schrage, Assistant City Manager Taub, Commander Curran, Communications Manager Bennett, Assistant to the City Manager Palbitska, Business Development Manager Elder

Also Present: Corporation Counsel Elrod

III. Approval of Minutes

A. Approval of the Minutes of the Rescheduled Regular Meeting of the Committee of the Whole Held on December 15, 2025

Councilmember Lidawer moved to approve the Minutes of the Rescheduled Regular Meeting of the Committee of the Whole Held on December 15, 2025. Councilmember Blumberg seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (7 - 0).

MOVER:	Councilmember Lidawer
SECONDER:	Councilmember Blumberg
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

Councilmember Lidawer provided comments regarding the discussion of the Place of Remembrance from the December 15, 2025 meeting.

Mayor Rotering voiced her appreciation for the comments and noted that the comments would not impact the minutes.

IV. Scheduled Business

A. Discussion Entering into a Sales Tax Rebate Agreement for WKN Automotive Inc. d/b/a McGrath Kia (250 Skokie Valley Road)

City Manager Neukirch introduced the presentation regarding the Sales Tax Rebate Agreement for WKN Automotive Inc. d/b/a McGrath Kia (250 Skokie Valley Road).

Assistant City Manager Jason and Business Development Manager Elder presented information on the Sales Tax Rebate program as well as the requested Agreement for WKN Automotive Inc. d/b/a McGrath Kia (250 Skokie Valley Road). They presented the staff recommendation and requested feedback from the Council regarding the maximum rebate, revenue share and the terms of the agreement.

Corporation Counsel Elrod provided information as to how the sales tax rebate is paid to the applicant and the City's obligations.

The Council and Staff discussed how the market for car dealerships is a highly competitive market. They discussed how the sales tax rebate program is not a grant or a loan but a tool to incentivize businesses to continue operating within Highland Park. They discussed how CPI will affect the baseline requirements annually and that it would need to be met in order for a payment to be issued to the business. They discussed historical information on past sales tax rebate agreements and the overall benefit these agreements have had for the community at large. They discussed the necessary investment that is being required by KIA Corporate, the impacts and benefits this investment will have on the community and how it will apply to the sales tax rebate agreement. It was noted that even if the agreement did not move forward, the investment would still need to be made but the business has been working to move forward with the upgrades in good faith in order to stay in Highland Park. They discussed how this agreement is a traditional way to keep businesses in Highland Park and how it is a reasonable economic incentive program that differs from the incentive programs provided to restaurants. They discussed ownership of the property. It was noted that a business can participate in the sales tax rebate program in the future if they had an agreement in place previously, but the business would need to provide information as to how they are generating more sales tax revenue for the area.

City Manager Neukirch thanked the Council for their feedback and stated the sales tax rebate agreement will be on the next available agenda, likely January 26, 2026 for approval.

At 5:31 PM, the Mayor declared a recess of the Committee of the Whole Meeting.

At 6:49 PM, the Mayor reconvened the Committee of the Whole Meeting and asked for a roll call:

Present: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Absent: None

Staff Present: City Manager Neukirch, Director of Public Works Bannon, Community Development Director Fontane, Assistant City Manager Jason, Police Chief Jogmen, Finance Director McCaulou, Fire Chief Schrage, Assistant City Manager Taub, Commander Curran, Communications Manager Bennett, Assistant to the City Manager Palbitska

Also Present: Corporation Counsel Elrod

B. Recognizing Special Sister Cities Guests from Modena, Italy and Don Sante Bartolai Day

Mayor Rotering recognized Highland Park Sister Cities Delegation from Modena and read a proclamation.

Carol Wolfe, President of Sister Cities, provided comments.

Julie Morrison, State Senator, provided comments.

Mayor Rotering thanked everyone for attending the recognition.

V. Closed Session

Councilmember Blumberg moved the Committee to close its meeting to the public, pursuant to the following cited section of the Illinois Open Meetings Act (5 ILCS 120/2(c)), for the purposes of, (i) purchase or lease of property (5 ILCS 120/2(C)(5)). Councilmember Lidawer seconded the motion. On a roll call vote, the Mayor declared the motion passed unanimously.

At 7:13 PM, the Committee recessed the public portion of the meeting to meet in Closed Session.

At 7:34 PM, Mayor Rotering reconvened the open session of the Committee of the Whole meeting.

Present: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Absent: None

Staff Present: City Manager Neukirch, Finance Director McCaulou, Assistant to the City Manager Palbitska

Also Present: Corporation Counsel Elrod

VI. Adjournment

Councilmember Blumberg moved to adjourn the Committee of the Whole meeting. Councilmember Tapia seconded the motion. Upon a voice vote, Mayor Rotering declared the motion passed unanimously.

The Committee of the Whole adjourned its meeting at 07:35 PM

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk

Staff Report



Meeting Date: February 9, 2026

Staff Contact: Ashley Palbitska, Assistant to the City Manager/Deputy City Clerk

Department: City Manager's Office

Title: Approval of the Minutes of the Closed Session of the Regular Meeting of the Committee of the Whole held on January 12, 2026

Recommendation:

For the City Council's approval are the minutes of the Closed Session of the Regular Meeting of the Committee of the Whole held on January 12, 2026.

Attachments:

1. MIN CWCS 1-12-2026

Staff Report



Meeting Date: February 9, 2026
Staff Contact: Ron Bannon, Director of Public Works
Department: Public Works Department

Title: Pedestrian Bridge Design & Reconstruction Options

Recommendation:

The Pedestrian Bridge over US Route 41, located south of Deerfield Road, was constructed in 1964 and does not meet current criteria, including ADA standards. The City initiated engineering to replace the bridge and was awarded a federal grant in the amount of \$2,000,000 through the Illinois Transportation Enhancement Program (ITEP). Though the grant is extremely helpful in providing additional funding for this project, the total project costs are estimated at \$10,000,000. The ITEP grant funding expires soon, as the City must have the project awarded to a contractor by November 2026 in order to utilize the funds. The bridge is inspected on a routine basis and is safe for public use.

City Staff and a representative from the design engineering firm will present an overview of the project, including an update on engineering design, new construction timelines, and what options are available for rehabilitation.

Policy Consideration:

Currently, the approved 2026 Capital Improvement Plan budget does not include sufficient funding for the construction of a new Pedestrian Bridge. Rehabilitation of the bridge may be an option, but it is ineligible for the awarded ITEP grant funding. Staff will present options for Council consideration and then policy feedback is requested.

Core Priorities:

Fiscal Stability - the award of grant funds would help with reconstruction of the bridge project.

Infrastructure Investment - the bridge reconstruction would be part of the City's priority of infrastructure investment.

Environmental Sustainability - the bridge offers a safe and convenient access across Rt 41 for cyclists and pedestrians.

Vibrancy - reconstruction would add to the City's overall vibrancy.

Attachments:

None

Staff Report



Meeting Date: February 9, 2026
Staff Contact: Archana Mohanchandra, Building Division Manager
Joel Fontane, Director of Community Development
Department: Community Development Department

Title: Building Code Update

Recommendation:

The following provides a briefing on the City's building code update project for feedback and discussion.

Policy Consideration:

Background. As part of a multi-year project, an interdepartmental team of staff has developed a comprehensive building code amendment package. This proposed update includes the adoption of the following model codes with local amendments:

- The 2023 model National Electrical Code.
- The 2024 International Code Council’s model: Building Code, Existing Building Code, Fire Code, Fuel Gas Code, Mechanical Code, Property Maintenance Code, Residential Code, and Swimming Pool and Spa Code.
- Note that the City of Highland Park’s local amendments already adopt, by reference, the 2024 edition of Illinois Energy Conservation Code, which is currently effective. The City also adopts, by reference, the State Plumbing Code and Illinois Accessibility Code.

The changes to local amendments make the City’s code more accessible to customers and staff alike. Staff eliminated redundancies, removed unnecessary provisions, and improved clarity where needed. The amendments to the model codes also address City policies, local environmental conditions, the quality of construction, and life safety considerations. Lastly, they help streamline operations through the elimination of certain guarantee deposits for driveway approaches^[1] and irrigation systems, which will improve customer service and internal operations. Fee schedule changes will capture removal of these deposits from the City’s Annual Fee Resolution.

Code Development Summary. As part of a comprehensive code improvement initiative, an

interdepartmental team^[2], including third party consultants, to review the City's building and property maintenance codes and develop a comprehensive amendment package. The overarching change proposed is the adoption of the latest edition (2024) of the International Code Council's (ICC) model building codes (a.k.a base codes). These model codes are developed on a rolling basis every three years through a formal code setting process conducted by the ICC. This process includes the participation of key stakeholders from industry and government to refine and update these model codes based on the latest information on building materials, safety and methods (see **Attachment 1**). There have been many changes to the ICC model codes since the 2018 version the City now uses. The attached summary focuses on the key changes to the City's local amendments, not all changes to the ICC model codes (see **Attachment 2**).

Similar to other communities, the City of Highland Park has adopted its own local amendments. Local amendments provide standards that address the particular needs and policies of a municipality (**Attachments 3 & 4**). For example, Highland Park has its own code regarding the demolition of buildings and has requirements related to development in sensitive areas such as construction near Lake Michigan, both of which remain unchanged and are incorporated into this recodification. Staff reviewed the City's local amendments and conducted interdepartmental meetings vet various changes and incorporate feedback as appropriate. Feedback from customers was also taken into consideration. In addition, the City's third party consultants shared valuable insights based on their extensive experience working with Highland Park and other communities. Staff also considered and included other amendments based on community input related to vacant Lot Status fencing around pools, and aligned other areas of the code with past practice, for example with regard to septic systems.

Communication. The State Office of Capital Development and the City Clerk's were notified as required, and staff have shared information with customers through notices.

Applicability. These amendments will be applicable to new building permit applications and in certain existing buildings as defined. All applications received prior to the adoption of these codes will be reviewed under the City's current codes.

Staff will provide a presentation of key changes for feedback at Committee of the Whole.

Next Steps.

- Adoption of the Building Code and Property Maintenance Code update package is scheduled for Council's Feb. 23, 2026 meeting with an effective date of March 1, 2026.
- The transition to the updated Code package is already underway. Staff updated the City's General Contractor License test and completed training on the ICC's 2024 Code family. The City plans to continue to recommend adoption of future code editions about two years after their releases. Specifically, staff recommends the next Code update be to the 2030 ICC model codes in winter 2032, allowing time for staff and customer training and ICC guidance publication.

[1] Per Sec. 93.208 a \$250 deposit is required for driveway permits and sprinklers.

[2] The Department of Community Development, Building Division's plan review, inspections and fire prevention units along with the City's Fire Dept. and Public Works Dept. as appropriate.

Core Priorities:

Public Safety

Building Codes are an important part of how the City ensures life safety in all buildings, and quality of life.

Attachments:

1. Attachment 1 - ICC Code Development Process
2. Attachment 2 - Draft Summary of Key Code Changes to Building Code & Property Maintenance Code
3. Attachment 3 - Draft Chapter 170 - City of Highland Park Building Code Amendments
4. Attachment 4 - Draft Chapter 174 - City of Highland Park Property Maintenance & Housing Code Amendments



ICC CODE DEVELOPMENT PROCESS

HOW IT WORKS

The International Code Council develops the International Codes, a coordinated, modern set of building codes used in all 50 U.S. states and many other countries. Changes to the I-Codes are made through a transparent and inclusive consensus-based process that complies with the OMB Circular A-119.

CODE DEVELOPMENT COMMITTEES

Anyone can apply to serve on one of the committees that preside over the Committee Action Hearings (CAH).

The Codes and Standards Council makes recommendations based on these applications to the ICC Board, which appoints members to the committees.

Members of each committee fall into one of three interest categories:

- **General:** government regulatory agencies.
- **User:** building owners, designers, insurance companies, private inspection agencies, academics.
- **Producer:** builders, contractors, manufacturers, distributors.

CODE CHANGE SUBMISSION AND REVIEW

Anyone can submit code change proposals via ICC's cloud-based program, **cdpACCESS™**.

ICC staff reviews each proposal and assigns them to the applicable Code Development Committee.

COMMITTEE ACTION HEARINGS

At the CAH, code development committees **approve, approve with modifications** or **disapprove** each code change proposal.

Any participants may challenge the committee actions. ICC members vote on these challenges online. Approved challenges result in an automatic public comment to be considered at the PCH.

PUBLIC COMMENT SUBMISSION AND REVIEW

Anyone can submit public comments via **cdpACCESS™** on the results of the CAH.

PUBLIC COMMENT HEARINGS

At the PCH, eligible voters discuss and vote on code change proposals.

Eligible voters work for government agencies protecting the public's health and safety and have no financial stake in the outcome.

ONLINE GOVERNMENTAL CONSENSUS VOTE

Following the PCH, eligible voters vote online. **The final vote count combines the in-person PCH and online votes.** The Validation Committee reviews and the ICC Board confirms the final results.

NEW EDITION PUBLISHED

An updated edition of the International Codes is published every three years.

STAGE ONE



STAGE TWO



STAGE THREE



The Code Council also develops a number of codes and standards, including mechanical, plumbing, structural, resilience, accessibility and green standards, and is accredited by the American National Standards Institute as a standards developer.

Summary of Key Code Changes in 2024 Local Amendments

The following is a summary of key changes to the City’s local amendments and the ICC base codes. This summary does not include all changes to the City’s local amendments and International Code Council’s (ICC) model base codes currently in effect. Changes shown in *italics and strikethrough*.

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DRAFT

Chapter 170 Article I General

Regarding Private Septic Systems: This amendment removes septic system allowances and therefore prohibits any expansion or new private sewage systems consistent with past practice regardless of lot size.

➤ **Municipal Code, Section 170.120. - Street and Public Service Facilities Required.**

• **Sec. 170.120. - Street and Public Service Facilities Required.**

No permit shall be issued to erect any building for any habitation upon any lot or parcel of land unless a highway, road, street or way for public service facilities improved with water mains and sanitary sewers, pavement, storm sewer, curb and gutter immediately adjacent to such lot or parcel of land is provided to serve such lot or parcel of land and installed in accordance with the City standards, ~~provided, however, that said permit shall be issued if:~~

- ~~(1) The use intended is a single family dwelling, the lot or parcel of land has an area of 40,000 square feet or more and will be served by a septic system to be installed in accordance with the ordinances and regulations of the City and of the Lake County Health Department, and all the other improvements provided for herein will be installed or provided for, and provided that:
 - ~~(a) The percolation tests of the soil on such lot complies with the standards provided for by ordinance; and~~
 - ~~(b) There is simultaneously installed in a manner acceptable to the Department of Building and Zoning, a sanitary sewer main and a sanitary sewer house service line, complete except only for its connection to a sanitary sewer main; and~~
 - ~~(c) A deposit in the amount of the usual sewer tap fee and the further sum of \$250.00 is made by the applicant to ensure the satisfactory and proper completion of such connection made to the house service line and to such main sanitary sewer when such connections are permitted by the North Shore Sanitary District and/or the Illinois Pollution Control Board; and~~
 - ~~(d) No such septic system nor any portion or component thereof may be installed in any required side yard nor closer than ten feet to any lot line; and~~~~
- ~~(2) The applicant delivers to the City a recordable waiver on behalf of the applicant and the applicant's heirs, executors, administrators, assigns and grantees, waiving all objections to the levying of a special assessment, special tax or special service area tax for the making of any improvement or improvements which would otherwise be required under the provision of this Section prior to the issuance of a building permit, and particularly any objections to such levy based upon the contention that the property would not be benefited, as assessed, by such improvement or improvements. The City Manager shall also require the applicant to execute and deliver an agreement, in the form of a recordable covenant, binding upon the owners of the affected premises, their heirs, executors, administrators and assigns, to remove or relocate any private line installed or used in connection with the structure for which the permit is applied, within 30 days at the owner's expense, if, in the opinion of the City Manager or his or her duly authorized agent, such action is necessary to avoid conflict with any City improvement, and further agreeing, at owner's expense to disconnect said line from any City storm or sanitary sewer or water main within 30 days and reconnect it to any new storm or sanitary sewer or water main installed in said public right of way.~~

Regarding Vacant Lot Standards: This amendment establishes a Vacant Lot Standard to avoid unsightly and unsafe vacant lots after a demolition occurs without rebuilding. This amendment allows sufficient time to comply with the Vacant Lot Standard or, if redevelopment is proposed, for the property owner to apply for a Building Permit.

➤ **Municipal Code, Section 170.124 - Demolition of Buildings – Vacant Lot Standards.**

- **Sec. 170.124. - Demolition of Buildings - Vacant Lot Standards.**

- 1) *Following the complete demolition of a principal building, the property owner or permittee shall have 180 days from the date the demolition permit is issued to submit a complete application for a building permit for new construction, or other authorized redevelopment of the site. If no such permit is obtained within 270-days from the issuance of a demolition permit, the property shall be required to meet vacant lot standards. An extension may be granted by the Building Official for good cause shown at the sole discretion of the Building Official.*
- a) *Vacant Lot Standards. A property that has been cleared of principal and accessory structures, all excavations have been backfilled with clean fill and properly graded for drainage, topsoil and sod have been installed, all utility connections have been properly capped or terminated, and the lot is in a safe, clean, and sanitary condition with no hazards or standing water.*

Regarding Elevator Inspections: Align with State regulations that require one elevator inspection per year instead of two inspections per year similar to other communities and in recognition of the acute shortage of Qualified Elevator Inspectors (QEI) required to perform elevator inspections.

➤ **Municipal Code, Section 170.1302 Required Inspections (Elevators).**

- **Sec. 170.1302. - Required inspections.**

All elevators, man-lifts and moving stairways in the City must be inspected by the City prior to placement into service, and must be re-inspected at intervals of each ~~six~~ *twelve* months after placement into service.

Chapter 170 Article II: International Building Code (IBC)

Regarding Existing Private Sewage Systems: The following amendment adds requirements for storm drainage systems, refers to the Illinois Private Sewage Disposal Code as appropriate and prohibits any expansion or new private sewage systems consistent with past practice.

➤ **IBC, Section 101.4.3 Plumbing.**

- **Section 101.4.3** shall be amended to read as follows:

101.4.3 Plumbing. The Illinois Plumbing Code (77 Ill. Adm. Code 890), as adopted by the Illinois Department of Public Health pursuant to the Illinois Plumbing License Law (225 ILCS 320), shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, appurtenances, water distribution systems, sanitary drainage systems, and all aspects of a medical gas system.

Storm drainage systems, including roof drainage, subsurface drainage, building storm drains, building storm sewers, and related components, shall be regulated in accordance with the provisions of Chapter 11 and the applicable definitions in Chapter 2 of the International Plumbing Code, 2024 Edition.

Existing private sewage systems shall be maintained and repaired per Illinois Private Sewage Disposal Code (77 Ill. Adm. Code 905). Expansion of any existing or new private sewage systems shall be prohibited.

Regarding Permits: Refines and clarifies the height of retaining walls, that are “Work Exempt from Permit” and those that are required to be designed by a licensed Design Professional. Adding window replacement to the list of items in IBC, Section 105.2 that is considered “Work Exempt from Permit” for Commercial and Multi-Family

buildings to align with past practice. This amendment also includes reference to tents that are exempt from permit per Sec. 170.130 of the City's local amendments to make clear no permit is needed.

➤ **IBC, Section 105.2 Work exempt from permit.**

- **Section 105.2** shall be amended to delete "Building" subsections 3, 6, 10, 11, and 12; to add new "Building" subsections 13, 14, & 15; and to amend "Building" subsections 2, 4, 5, and 9 to read as follows:
 2. Fence ~~other than swimming pool barriers, not over 7 feet (2134 mm) high~~ repairs impacting less than 25 percent of the total linear footage of fencing.
 3. ~~Oil derricks.~~
 4. Retaining walls that are not over ~~4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall~~ *three feet in height, as measured from the finished grade at the base of the wall to the top of the wall*, unless supporting a surcharge or impounding Class I, II or III A liquids. *Retaining walls greater than 3 feet in height shall require a permit and must be designed by a Structural Engineer or Civil Engineer licensed in the State of Illinois.*
 5. Water tanks, *enclosed with lids*, supported directly on grade if the capacity is not greater than ~~5,000 gallons (18 925 L)~~ *and the ratio of height to diameter or width is not greater than 2:1-75 gallons.*
 6. ~~Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.~~
 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, ~~are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.~~
 10. ~~Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
 11. ~~Swings and other playground equipment accessory to detached one- and two-family dwellings.~~
 12. ~~Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.~~
 13. *Tents less than or equal to 150 square feet in area*
 14. *Roofing repairs changing 25 percent or less of the total roofing area.*
 15. *Window replacement where opening sizes do not change and the new windows are installed in the same openings as the existing window*

Regarding Definitions: Aligns with the ICC model codes by removing the definition of “Significant Remodel” and uses the definitions for Substantial Improvement and Substantial Damage throughout the Codes as appropriate. These definitions are used to determine whether a project must be compliant with current life safety codes - such as sprinklers systems, protection of open floor penetrations and additional means of egress as applicable. The definitions provided in the 2024 ICC model code achieves the same intent as Significant Remodel, therefore that definition is no longer needed in the City's local amendment language. These definitions are used throughout all ICC model codes.

➤ Uses the definitions provided in the model (base) code of the ICC 2024 **IBC, Section 202: Definitions.**

- **Substantial Damage***. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- **Substantial Improvement.**** Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.

The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

• ~~**Significant Remodel:** Any existing Building or structure that undergoes remodeling, alteration costs greater than 50 percent of the total assessed or appraised value (If the applicant wants to use the appraisal method, the value will be determined by City chosen appraisal at applicant's expense) of the existing building or structure, except that a change in use group shall be considered a significant remodel under any one of the following conditions:~~

- ~~1. Use group is of a higher hazard or changed from B to A or E;~~
- ~~2. The change in Use group A or E results in higher occupant load requiring additional means of egress; or~~
- ~~3. The change in use group requires the installation of automatic sprinkler system in accordance with Chapter 9 of this Code. Temporary: A use or structure not to exceed 180 calendar days.~~

➤ **IBC, Section 202: Definitions.**

Adds fire distance requirements to the **Recreational Fire** definition. This newly added language prohibits open flames to be located less than 10 feet from a structure, unless otherwise allowed by manufacturer's specifications.

- **Recreational Fire.** An outdoor fire burning materials, other than rubbish, where the fuel being burned is contained in an outside fireplace, outdoor fire pit, barbeque grill, or barbeque pit and has a total fuel area of three feet or less in diameter and two feet or less in height for pleasure, religious, ceremonial, or cooking purposes. *Recreational fires and outdoor permanently-installed cooking equipment shall not be located within ten feet of any structure, measured from the closest outside edge of the fireplace, fire pit, or cooking equipment to the furthest most projection of the structure, unless otherwise allowed by manufacturer's specifications.*

Regarding Fire Sprinkler Systems¹: Uses definitions provided by the ICC 2024 model code for “**Substantial Damage**” and “**Substantial Improvement**”, which help determine when Automatic Sprinkler Systems are required when a building/structure qualifies as a Substantial Improvement. Also specifies three exceptions to the amendment that required Sprinklers to be installed throughout, in all new buildings and additions – including tension membrane (dome) structures, small additions, and small detached accessory structures.

➤ **IBC, Section 903.2 Where required (Sprinklers).**

- **Section 903.2** shall be amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided throughout all new *and addition to* buildings, structures, locations and portions thereof used in the following Use Groups and occupancies; A-1, A-2, A-3, A-4, A-5, B, Ambulatory Care Facilities, Clinic outpatient, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, S-1, S-2, Utility and Miscellaneous Group U.

Approved automatic sprinkler systems shall be provided throughout all existing buildings, structures, locations and portions thereof used in the use group and occupancies as listed in this section where ~~an existing building or structure undergoes a Significant Remodel as defined~~, a *Substantial Improvement* has occurred.

Exceptions:

1. *Sports participation areas, including air-supported, dome-type, or tension membrane structures, where all of the following conditions are met:*
 - 1.1. *The primary use of the space is limited to active sports participation, such as courts or playing surfaces, and not spectator assembly.*

¹ Fire protection provisions are also in 2024 IFC codes, including Fire Sprinkler Systems

- 1.2. *The space contains no fixed spectator seating, stages, platforms, or similar features intended for audience use.*
- 1.3. *The space is not used for exhibitions, trade shows, or other non-sport assembly purposes.*
- 1.4. *The fuel load within the space is limited to the building membrane or enclosure, structural elements, and sports equipment customarily associated with the approved use.*
- 1.5. *Any enclosed rooms, tenant spaces, or accessory structures located within or attached to the sports participation area, including but not limited to concessions, offices, storage rooms, mechanical rooms, or similar enclosed spaces, shall be provided with approved automatic sprinkler systems as otherwise required by this code.*
2. *Addition to buildings, structures, locations and portions thereof less than 500 square feet, provided that the existing building is not already sprinkled.*
3. *Detached accessory structures less than 1,000 square feet of fire area and not used for sleeping or cooking purposes and not containing hazardous materials.*

Regarding Ground Snow Loads: Ground snow loads for the City of Highland Park have increased based on the American Society of Civil Engineers (ASCE) Hazardous report. Staff also conferred with ICC on this matter as well.

➤ **IBC, Section 1608.2 Ground snow loads.**

- **Section 1608.2** shall be amended to read as follows:

1608.2 Ground snow loads. Ground snow loads for the City of Highland Park *shall be determined in accordance with ASCE 7, except that the minimum ground snow load shall be ~~30~~ 39 pounds per square foot (psf).*

Regarding Prohibited Locations for Toilet Facilities: Previously deleted the entire IBC Plumbing chapter 29, regarding plumbing, as the State of Illinois Plumbing Code applies as required. However, one section of the IBC base code is not addressed in the Illinois Plumbing Code and therefore, is included in the City of Highland Park amendments.

➤ **IBC, Section 2902.1 Prohibited location for toilet facilities.**

- **Sections 2902.1** shall be added to the International Building Code, and shall read as follows:

2902.3.2 Prohibited location for toilet facilities. *Toilet facilities shall not open directly into a room used for the preparation of food for service to the public.*

Regarding Elevator Car to Accommodate Ambulance Stretcher: This amendment revises the base model code to require in all new buildings that provide elevators, that at least one elevator accommodates an ambulance stretcher. This change expands the scope of this requirement to include buildings four stories or less above and below grade plane.

➤ **IBC, Section 3002.4 Elevator car to accommodate ambulance stretcher.**

- **Section 3002.4** shall be added to the International building Code and shall read as follows:

Section 3002.4 Elevator car to accommodate ambulance stretcher. ~~Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors.~~ *Where elevators are provided in new buildings, not fewer than one elevator shall be provided for fire department emergency access to all floors.*

The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame..

Regarding Gates on Construction Sites: Requires that construction fencing gates be locked at all times when not occupied. Attractive nuisance deterrent.

➤ **IBC, Section 3306.9 Adjacent to construction site.**

- **Section 3306.9** shall be retitled and amended to read as follows:

3306.9 Adjacent to construction site. Every construction site shall be enclosed with a securable, screened chain link fence a min. of six feet in height. Fencing shall be of adequate strength to resist wind pressure as specified in Sections 1609. The Building Official shall have authority to make exceptions, as requested in writing. *Gates on fences shall locked at all times when not occupied.*

Regarding Existing Chimney Height: Building cannot be built that do not conform with the Code, therefore the model code addresses this without specifying who pays for what, a private matter.

➤ **IBC, Section 3307.2 Existing chimney height.**

- ~~**Section 3307.2** is added to the International Building Code, and reads as follows:~~

~~**3307.2 Existing chimney height:** Whenever a new building is constructed, or an existing building is enlarged or increased in height so that a wall along an interior lot line, or within three feet thereof, extends above the top of an existing chimney or vent of an adjoining existing building, the owner of the new building so constructed, or existing building so enlarged or increased in height shall provide at his own expense, and with the consent of the adjoining property owner, either independently, or in his own building, all chimneys connected to fuel burning appliances. Vents within six feet of any portion of the wall of such adjoining building shall be extended two feet above the roof or parapet of the adjoining building.~~

Chapter 170 Article III: International Fire Code (IFC)

Regarding Key (Knox) Boxes: Requires key boxes at the main entrance of each ground level tenant space of multi-tenant buildings to help fire fighters access buildings quickly and without having to breach a door to get in. This avoids damage to buildings and improves response.

➤ **IFC, Section 506.1.3 Key box (Knox box).**

- *Section 506.1.3 shall be added to the International Fire Code, and shall read as follows:*

***506.1.3 Key box (Knox box).** Unless approved by the fire code official, a key box shall be provided at the main entrance at each ground level tenant space of a multi-tenant structure or building. The key box shall be provided with a key to gain access to the building and located within 5 feet of the front exit door and at 5 feet above the ground, unless otherwise approved by the fire code official.*

Regarding Master Key Systems: Requires a Master Key for each floor of a multi-tenant buildings to decrease fire fighter response time and avoid delays during a fire incident.

➤ **IFC, Section 506.1.4 Master key system.**

- *Section 506.1.4 shall be added to the International Fire Code, and shall read as follows:*

506.1.4 Master key system. All buildings or structures with 4 or more tenant spaces shall require a master key system and/or an individual key (Knox) box for each floor, unless otherwise approved by the fire code official.

Regarding Private Fire Hydrant Identification: Requiring all private fire hydrants to be visually distinguishable and identified in the same manner.

➤ **IFC, Section 507.5.7 Fire hydrant identification.**

- Section 507.5.7 shall be added to the International Fire Code, and shall read as follows:

507.5.7 Fire hydrant identification. All *private* fire hydrants shall ~~be numbered and painted the color designated by the Fire Code Official or designee,~~ be painted red with a yellow bonnet.

Regarding Fire Alarm Zone Maps: Requires a Fire Alarm Zone Map and Building Floor Plan for Fire Alarm System installation. This helps fire fighters identify fire locations by using the fire alarm zone map, and decreases response time by avoiding delays during a fire incident.

➤ **IFC, Section 907.1.3.1 Fire alarm zone map.**

- *Section 907.1.3.1 shall be added to the International Fire Code, and shall read as follows:*

907.1.3.1 Fire alarm zone map. A fire alarm zone map showing a building floor plan and fire alarm system components shall be provided at each fire alarm control panel and fire alarm annunciator panel.

Regarding Initiating Device Identification²: Requiring fire alarm device identification for all new buildings. Existing fire alarm systems can be repaired and parts replaced without having to comply with new building requirements.

➤ **IFC, Section 907.6.3 Initiating device identification.**

- **Section 907.6.3** shall be amended to delete Exceptions 1, 2 & 3.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Exceptions:

- ~~1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m²) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.~~
- ~~3. Special initiating devices that do not support individual device identification.~~
4. Fire alarm systems or devices that are replacing existing equipment.

Regarding Energy Storage Systems in Utility Closets, Basements, and Storage Spaces: Energy storage systems (ESS) located in Utility Closets, Basements, and Storage Spaces increase life safety concerns. Many ESS systems can now be stored outside, reducing the risk of a potential fire hazard. This amendment ensures that if

² IFC fire protection includes Initiating Device Identification similar to IBC code.

ESS systems are to be installed inside a building, additional measures will be provided to protect the structure and the other surrounding structures/properties, including early detection systems and increased fire rated protection.

➤ **IFC, Section 1207.11. Location** (Energy Storage Systems).

- **Section 1207.11.3 Condition #4** shall be amended to read as follows:

1207.11.3 Condition #4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch Type X gypsum wallboard. *Basements used for ESS systems shall be Pre-designed for one hour-fire rated separation with self-closing one hour fire rated door. An automatic sprinkler shall be provided in such areas. A separate building permit shall be required for ESS systems located in the basement.*

➤ **IFC, Section 1207.11.4 Energy Ratings** (Energy Storage Systems).

- **Section 1207.11.4 Condition #1** shall be deleted and replaced with the following:

1207.11.4 Condition #1. *Regardless of kWh rating, basements, storage, or utility closets shall comply with Condition #4 of the 2024 IFC, Section 1207.11.3 City of Highland Park amendment.*

➤ **IFC, Section 1207.11.4.1 Volatile Organic Compound (VOC) Monitoring System (E.S.S.).**

- **Section 1207.11.4.1** shall be added to the International Fire Code, and shall read as follows:

1207.11.4.1 Volatile organic compound (VOC) monitoring system. *Energy Storage Systems installed in garages, basements, storage, or utility closets that comply with 2024 IFC, Section 1207.11.3 City of Highland Park amendment; shall be required to have an Volatile Organic Compound Detector capable of detecting electrolyte leaks and that is interconnected to the Fire Alarm System.*

Chapter 170 Article IV: International Residential Code (IRC) for One & Two-Family Dwellings

Regarding Permits: Refines and clarifies the definition of height for retaining walls, that are not considered “Work Exempt from Permit” and that also would be required to be reviewed by a licensed Design Professional. Also adding, basic window replacement to the list of items in IBC, Section 105.2 that is considered “Work Exempt from Permit” for One- and Two-Family Dwellings and Townhouses.

➤ **IRC, Section R105.2 Work Exempt from Permit**

- **Section R105.2** is amended to read as follows:

Section R105.2 Work Exempt from permit. Permits are not required for the following. Exemptions from the permit requirements of this Code are not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of the City.

Building:

~~1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).~~

1. Fences not over 7 feet (2134 mm) high Fencing repairs impacting less than 25 percent of the total linear footage of fencing.

2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall three feet in height, as measured from the finished grade at the base of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A liquids. Retaining walls greater than 3 feet in height shall require a permit and must be designed by a Structural Engineer or Civil Engineer licensed in the State of Illinois.
3. Water tanks, enclosed with lids, supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.75 gallons.
4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
5. Sidewalks and driveways
5. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
6. Swings and other playground equipment.
7. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
8. Roofing repairs changing 25 percent or less of the total roofing area.
9. Replacement siding, unless the structure needs to be modified in order to support the new siding.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling or townhouse and do not serve the exit door required by Section R318.4.
10. Tents less than or equal to 150 square feet in area.
11. Window replacement where the opening sizes do not change and are installed in the same openings as the existing windows.

Regarding Climatic and Geographic Design Criteria: Climatic and Geographic Design Criteria Ground for the City of Highland Park based on the American Society of Civil Engineers (ASCE) Hazardous report.

➤ **IRC, Table R301.2 Climatic and Geographic Design Criteria.**

- **Table R301.2** shall be completed to read as follows:
- **Table R301.2.** *Ground snow load- 39; Wind speed- 107; Seismic design category-B; Weathering-Severe; Frost line depth-42 inches; Termite-slight to moderate; Winter design temp.-4 degree; Ice barrier required-yes; Flood hazards-Yes; Air freezing index-2,000; Mean annual temp.-50 degrees.*

Regarding Heat Detectors: Requiring affordable early fire detection in areas considered to have a hazard potential in One- and Two-Family Dwellings and Townhouses.

➤ **IRC, Section R317.8 Heat Detectors in Garages.**

- **Section R317.8** shall be added to the International Residential Code, and shall read as follows:
R317.8 Heat detectors in garages. Heat detectors shall be installed in garages attached to dwellings. Heat detectors shall be listed and installed in accordance with NFPA 72 and shall be interconnected to provide audible notification within the dwelling. Heat detectors shall not be required to initiate sprinkler systems.

➤ **IRC, Section R1305.1.1.1 Heat Detectors in Mechanical Rooms.**

- **Section R1305.1.1.1** shall be added to the International Residential Code, and shall read as follows:
R1305.1.1.1 Heat detectors in mechanical rooms. Approved heat detectors shall be installed in all mechanical rooms. Heat detectors shall be listed and installed in accordance with NFPA 72 and shall be interconnected to provide audible notification within the dwelling. Heat detectors shall not be required to initiate sprinkler systems.

Regarding Townhouse Alarm Systems: Requiring a Blue Lens strobe fire indicator for all Townhouses, located in an approved location on the exterior of each residence. This will help fire fighters to easily visually identify the unit with fire incident, reducing response time for townhome developments. For reference, a townhouse is a building that contains three or more attached dwellings and each unit extends from foundation to roof, that has a yard or public way on not less than two sides.

➤ **IRC, Section R309.1.2 Townhouse alarm systems.**

- *Section R309.1.2 shall be added to the International Residential Code, and shall read as follows:*

R309.1.2 Townhouse alarm systems. *An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location visible from the public way, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. Where a waterflow switch is required by IFC Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. The approved audible and visual alarm devices is as follows:*

1. *A 110 cd strobe light with a blue lens connected to any waterflow switch, or;*
2. *A weatherproof AV device with a blue lens connected to any waterflow switch.*

Regarding Fire Sprinkler Systems in One- and Two Family Dwellings: Requiring One- and Two-Family dwellings to install an Automatic Sprinkler System, when a Significant Improvement is made, that exceeds 75 percent of the market value of the structure before the improvement is started. This amendment ensures homes that get partially demolished, have a threshold, requiring life safety protection to be installed.

This amendment also requires one sprinkler head in “Attached Garages” (an area considered to have potential higher hazards) for all new one- and two-family dwellings, as well as, a bell alert system to be installed on the supply duct of each HVAC system installed in the residence.

➤ **IRC, Section R309.2 One- and Two-Family Dwellings automatic sprinkler systems.**

- *Section R309.2 shall be amended to read as follows:*

R309.2 One- and two-family dwellings automatic sprinkler systems. *An automatic sprinkler system shall be installed in new one- and two-family dwellings and within all attached garages. An automatic sprinkler system shall be installed throughout existing one- and two-family dwellings, including all attached garages, where an improvement, combination of improvements, or repair work is proposed and the total cost of such work exceeds seventy-five (75) percent of the market value of the structure prior to commencement of the work, as determined by the Building Official.*

Exception: *An automatic sprinkler system shall not be required for additions, alterations, or repairs to existing one- and two-family dwellings that are not already provided with an automatic sprinkler system, provided that the proposed work does not exceed seventy-five (75) percent of the market value of the structure prior to commencement of the work.*

➤ **IRC Section R309.2.1 Design and installation (Sprinklers).**

- *Section R309.2.1 shall be amended to read as follows:*

R309.2.1 Design and installation. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D. In addition, a flow switch shall be installed with a bell alert system installed on the supply duct of each HVAC system.

Regarding Household Fire Alarm Systems: No longer requiring new One- and Two-Family Dwellings to have a full Household Fire Alarm system to be installed aligning with the model IRC 2024 Code. An Automatic Sprinkler System is sufficient, the Fire Alarm System will be optional.

- **IRC, Section R314.2 Household fire alarm systems and Smoke Detection Required** (2018 IRC, City of Highland Park Amendment deleted).
 - ~~**R314.2 Household Fire Alarm Systems and Smoke Detection required:**~~ Household fire alarm systems and smoke detection shall be provided in accordance with this section.
 - **R310.2 Where required.** Smoke alarms shall be provided in accordance with this section.

Regarding Gates on Construction Sites: Requires gates on construction fences to be locked at all times when the site is not occupied. Attractive nuisance deterrent.

- **IRC, Section R321.3 Adjacent to construction site.**
 - **Section R321.3** shall be retitled and amended to read as follows:

R321.3 Adjacent to construction site. Every construction site shall be enclosed with a securable, screened chain link fence a min. of six feet in height. Fencing shall be of adequate strength to resist wind pressure as specified in Sections 1609. The Building Official shall have authority to make exceptions, as requested in writing. *Gates on fences shall locked at all times when not occupied.*

Regarding Energy Storage Systems in Utility Closets, Basements, and Storage Spaces: Energy storage systems located in Utility Closets, Basements, and Storage Spaces increase risk and potential life safety concerns. Many ESS systems can now be stored outside, reducing the risk of a potential fire hazard. If ESS systems are to be installed inside a building, extra precaution should be provided to protect the structure and the other surrounding structures/properties, by providing early detection and increased fire protection.

- **IRC, Section R330.4 Location** (Energy Storage Systems).
 - **Section R330.4 Condition #4** shall be amended to read as follows:

R330.4 Condition #4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch Type X gypsum wallboard. *The rooms shall be pre-designed for one hour-fire rated separation with self-closing one hour fire rated door. An automatic sprinkler shall be provided in such areas. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4. A separate building permit shall be required for ESS systems located in the basement.*
- **IRC, Section R330.5 Energy Ratings** (Energy Storage Systems).
 - **R330.5 Condition #1** shall be deleted and replaced with the following, to read as follows:

R330.5 Condition #1. *Regardless of kWh rating, basements, storage, or utility closets shall comply with Condition #4 of the 2024 IRC, Section R330.4 City of Highland Park amendment.*

➤ **IRC, Section R330.7 Fire Detection** (Energy Storage Systems).

- *Section R330.7 shall be amended to add the following text to the end of such Section R330.7:*

***R330.7 Fire detection.** Volatile organic compound (VOC) detectors shall be installed in garages, utility closets, basements, and storage utility spaces that accommodate ESS systems.*

Regarding Shed Anchorage: All sheds shall be anchored to the ground to prevent displacement onto adjacent properties in severe weather conditions.

➤ **IRC, Section R403.1.6.2 Shed anchorage.**

- *Section R403.1.6.2 shall be added to the International Residential Code, and shall read as follows:*

***R403.1.6.2 Shed anchorage.** Sheds shall be anchored to the ground or to a permanent foundation by an approved anchorage system designed to resist applicable wind and uplift forces.*

Regarding Concrete Foundation Walls: Aligning with model 2024 code by no longer requiring concrete foundation walls to be thicker (wider) than model base code. Adhering to the code is adequate when designed accordingly.

➤ **IRC, Section R404.1.3 Concrete foundation walls.**

- ~~Section R404.1.3 shall be amended to read as follows: (Aligning 2 with base 2024 IRC code)~~

~~**R404.1.3 Concrete foundation walls.** Concrete foundation walls that support light-frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R608.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are not within the applicability limits of Section R608.2 shall be designed and constructed in accordance with the provisions of ACI 318, ACI 332 or PCA 100. Where ACI 318, ACI 332, PCA 100 or the provisions of this section are used to design concrete foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority. ~~The minimum thickness of the concrete foundation walls shall not be less than the wall supported except that concrete foundation walls shall be no less than eight inches in thickness when supporting wood framed walls with siding as the exterior covering and no less than ten inches in thickness when supporting wood framed walls with brick veneer.~~~~

Regarding Deleted Amendments to the IRC:

Aligns with model base IRC 2024 model code instead.

➤ **IRC, Section R602.3.1 Stud size, height and spacing.**

- ~~Section R602.3.1 shall be amended to add the following text to the beginning of such Section R602.3.1 and an additional Exception Number 4: (Using the base code written in the 2024 IRC)~~

~~**R602.3.1 Stud size, height and spacing.** The primary structures of exterior and interior bearing wall studs and partitions shall be constructed of at least two foot by four foot studs spaced a maximum of 16 inches on center with the wide dimension perpendicular to the load. The exterior and interior non-bearing wall studs and partitions shall be constructed of at least two foot by four foot foot studs spaced a maximum of 16 inches on center with the wide dimension perpendicular to the load. This requirement supersedes the requirements provided in Table 602.3(5).~~

~~**Exception:**~~

~~4. Any wall which contains any plumbing lines, stacks, branches, or risers, any one of which is at least one and one-half inch minimum diameter in size, shall consist of not less than two-inch by six-inch framing members.~~

- **R602.3.1 Stud size, height and spacing.** The size, height and spacing of studs shall be in accordance with Table R602.3(5).

Exceptions:

1. Utility grade studs shall not be spaced more than 16 inches (406 mm) on center, shall not support more than a roof and ceiling, and shall not exceed 8 feet (2438 mm) in height for exterior walls and load-bearing walls or 10 feet (3048 mm) for interior nonload-bearing walls.

2. Where ground snow loads are less than or equal to 25 pounds per square foot (1.2 kPa), and the ultimate design wind speed is less than or equal to 130 mph (58.1 m/s), 2-inch by 6-inch (38 mm by 140 mm) studs supporting a roof load with not more than 6 feet (1829 mm) of tributary length shall have a maximum height of 18 feet (5486 mm) where spaced at 16 inches (406 mm) on center, or 20 feet (6096 mm) where spaced at 12 inches (305 mm) on center. Studs shall be No. 2 grade lumber or better.

3. Exterior load-bearing studs not exceeding 12 feet (3658 mm) in height provided in accordance with Table R602.3(6). The minimum number of full-height studs adjacent to openings shall be in accordance with Section R602.7.5. The building shall be located in Exposure B, the roof live load shall not exceed 20 psf (0.96 kPa), and the ground snow load shall not exceed 30 psf (1.4 kPa). Studs and plates shall be No. 2 grade lumber or better.

➤ **IRC, Section R602.3.2 Top plate.**

Aligns with base 2024 model code.

- **Section R602.3.2** shall be amended to read as follows:

R602.3.2 Top plate. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches (610 mm). Joints in plates need not occur over studs. Plates shall be not less than two-inches (51 mm) nominal thickness and have a width not less than the width of the studs.

Exception: A single top plate used as an alternative to a double top plate shall comply with ~~one~~ of the following:

~~1. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.~~

~~2. Single plate allowed for non-bearing partition.~~

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.

2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).

3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

➤ **IRC, Section R602.3.3 Bearing Studs.**

- ~~Section R602.3.3 shall be amended to read as follows:~~ (Using the base code written in the 2024 IRC)

- **R602.3.3 Bearing Studs.** Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced ~~16 inches~~ 24 inches (610 mm) on center, such members shall bear within five inches (127 mm) of the studs beneath.

Exceptions:

1. The top plates are two two-inch by six-inch (38 mm by 140 mm) or two three-inch by four-inch (64 mm by 89 mm) members.
2. A third top plate is installed.
3. Solid blocking equal in size to the studs is installed to reinforce the double top plate.

➤ **IRC, Section R602.3.3 Bearing Studs.**

- ~~Section R602.5 shall be deleted in its entirety.~~ (Using the base code written in the 2024 IRC)

R602.5 Interior nonbearing walls. Interior nonbearing walls shall be permitted to be constructed with 2-inch by 3-inch (51 mm by 76 mm) studs spaced 24 inches (610 mm) on center or, where not part of a braced wall line, 2-inch by 4-inch (51 mm by 102 mm) flat studs spaced at 16 inches (406 mm) on center. Interior nonbearing walls shall be capped with not less than a single top plate. Interior nonbearing walls shall be fireblocked in accordance with Section R602.8.

Chapter 170 Article V: International Mechanical Code (IMC)

Regarding Backflow Preventers on Boiler Systems: Requiring backflow preventers on all Boiler Systems used for heating a structure. This is important to protecting water safety and quality.

➤ **IMC, Section 1005.2.1 Backflow Preventers.**

- *Section 1005.2.1 shall be added to the International Mechanical Code, and shall read as follows:*

Section 1005.2.1 Backflow preventers. Backflow preventers shall be installed on all boilers connected to the potable water supply.

Chapter 170 Article VIII: Electrical Code - 2023 National Electric Code (NEC)

Regarding Wiring Methods: Maintains higher standard in the City of Highland Park similar to other north shore municipalities related to metal conduit raceways. This makes repairs and upgrades more efficient and cost effective.

➤ **NEC, Section 110.8 Wiring methods.**

- *Section 110.8 shall be amended to read as follows:*

Section 110.8 Wiring methods. The following wiring methods are not allowed:

- 320. Armored Cable: Type AC, also known as, BX
- 322. Flat Cables Assemblies: Type FC
- 324. Flat Conductor Cable: Type FCC
- 326. Integrated Gas Spacer Cable: Type IGS
- 330. Metal-Clad Cable: Type MC
- 334. Nonmetallic-Sheathed cable: Type NM and NMC also known as Romex
- 337. Type P Cable
- 338. Service-Entrance Cable: Type SE and USE
- 340. Underground Feeder and Branch-Circuit Cable: Type UF

Regarding Emergency Disconnects: Requiring an emergency power disconnect to be installed on the exterior of all Residential and Commercial buildings. This will provide first responders the ability to turn off the power to an entire building from the outside quickly to avoid potentially high-risk situations.

➤ **NEC, Section 230.85 Emergency Disconnects**

- *Section 230.85 shall be amended to read as follows:*

230.85 Emergency Disconnects. For one-and-two family, multi-family dwellings, and all commercial structures; an emergency disconnect means shall be installed on exterior of buildings via Circuit Breakers, disconnects, or shunt trip devices. The control switch for shunt-trip service disconnects shall be a Knox box keyed single pole normally open with momentary contact switch device. In all remodeling and additions of existing buildings and structures where the construction costs meet the definition of Substantial Improvement, the emergency disconnect shall be required.

Chapter 170 Article XII: International Swimming Pool and Spa Code (ISPSC)

Regarding Barriers for Pools: Requires all in-ground pools to have a 4-foot high fence/barrier around them, regardless of whether they have a lockable safety cover installed that would otherwise make them exempt from fence requirements. Eliminates reliance on pool owners to use their pool covers when not in use.

➤ **ISPSC, Section 305.1 General (Barrier Requirements).**

- *Section 305.1 shall be amended to read as follows.*

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas or hot tubs are located shall not be required to comply with Sections 305.2 through 305.8.

Exception: Above-ground pools and spas more than 48" in height. If left unattended, all ladders and steps to above ground pools shall be removed.

Regarding Onground Pool Ladders and Steps with No Barriers: If pools are left unattended, all ladders and steps shall be removed, secured or locked to prevent access.

➤ **ISPSC, Section 305.5 Onground residential pool structure as a barrier.**

- *Section 305.5 Condition #3 shall be amended to read as follows:*
- **Section 305.5 Condition #3.** Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305. *If pools are left unattended, all ladders and steps shall be removed, secured or locked to prevent access.*

Chapter 174 Article I: International Property Maintenance Code (IPMC)

Regarding Temporary Roof Coverings: Limiting the time that a tarp can be used during a roof work. This amendment is to ensure that the City of Highland Park will be kept looking well maintained, yet will provide sufficient time to property owners to complete roof work.

➤ **IPMC, Section 304.7.1 Temporary Roof Coverings**

- *Section 304.7.1 shall be added to the International Property Maintenance Code and shall read as follows:*
304.7.1 Temporary Roof Coverings. Temporary roof coverings such as tarpaulins (tarps) shall be allowed not more than 90 consecutive days of a calendar year.

Regarding Feeding the Wildlife: Prohibits the feeding of wildlife (not including birds) that attracts rodents and other unwanted animals/pests. These unwanted pests create damage to adjacent properties.

➤ **IPMC, Section 309.6 Feeding of Wildlife**

- *Section 309.6 shall be added to the International Property Maintenance Code and shall read as follows:*
309.6 Feeding of wildlife. It shall be unlawful for any person or property owner to feed or allow the feeding of wildlife by placing or leaving any food, feed or seed at the exterior of any public or private property, with the exception of the use of elevated bird feeders or otherwise permitted chicken coops, per City of Highland Park Ordinance, Section 90.260.

Regarding Sump Pump Discharging:

- **IPMC, Section 507.2 Sump pump discharge.**
- *Section 507.2 shall be added to the International Property Maintenance Code, and shall read as follows:*
 - **507.2 Sump pump discharge.** Sump pump discharge shall be provided in a manner that is not a nuisance to neighboring properties in accordance with Chapter 171 of the City of Highland Park Building Regulations.

2024 City of Highland Park Final Amendments to Chapter 170, Highland Park Code of 1968

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Chapter 170 - BUILDING CODE

ARTICLE I. – GENERAL

Sec. 170.101. - Purpose and Short Title.

The purpose of this Chapter is to provide minimum standards to ensure the public safety, health and welfare as they are affected by building construction, and to secure safety to life and property from all hazards incident to the occupancy of buildings, structures or premises. This Chapter states regulations in terms of measured performance rather than in rigid specification of materials whenever possible and, in this way, makes possible the acceptance of new materials and alternative methods and means of construction which can be evaluated by national standards, without the necessity of adopting cumbersome amendments.

Sec. 170.102. - Scope.

The provisions of this Chapter shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures, except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized for promulgation under the provisions of this Chapter.

- (1) The regulations of this Chapter shall apply to all existing and proposed buildings and structures in the City.
- (2) In the event that any provision of this Chapter is in conflict with any provision of the "City of Highland Park Zoning Ordinance of 1997," or any amendment thereto, the more restrictive provision shall control.

Sec. 170.103. - Appeal Process.

Any person directly impacted by the issuance or the denial of a building permit by the Director of Community Development (hereinafter referred to as the "Building Official") shall have the right to appeal such action, but only pursuant to and in accordance with the procedures set forth in this Section 170.103.

- (1) General.
 - (a) An application for appeal shall be submitted in writing and on the form provided by the Office of the City Manager.
 - (b) An application for appeal shall be based on a claim that the true intent of this Chapter, or the rules legally adopted under this Chapter, have been incorrectly interpreted, or that the provisions of this Chapter do not fully apply.
- (2) Appeal to City Manager. All appeals pursuant to this Section shall be filed in the Office of the City Manager within 30 days after the date of the issuance or the denial of the challenged building permit by the Building Official. Within ten days after the City Manager's receipt of a properly filed appeal, the Building Official shall deliver all records and findings regarding the appeal to the City Manager. The City Manager shall consider and decide the appeal within 30 days after receipt of the properly filed appeal. The City Manager may:
 - (a) Affirm the decision of the Building Official; or
 - (b) Overrule or modify the decision of the Building Official and direct the issuance, or the revocation of a previously issued, building permit.

At the expiration of the 30-day period, if the City Manager has not rendered a decision on the appeal, it shall be deemed that the City Manager has affirmed the decision of the Building Official.

(3) Appeal to City Council. The decision of the City Manager may be appealed to the City Council. The appeal shall be filed in the Office of the City Clerk and shall be on a form provided by the Office of the City Manager. Such appeal shall be submitted in writing within 30 days after the date on which the City Manager's decision is made, or is deemed to have been made. Within ten days after the City Council's receipt of a properly filed appeal, the City Manager shall deliver all records and findings regarding the appeal to the City Council. The City Council shall consider and decide such appeal at a regular or special meeting of the City Council within 45 days after receipt by the City Clerk of the properly filed appeal. The City Council may:

- (a) Affirm the decision of the City Manager; or
- (b) Overrule or modify the decision of the City Manager and direct the issuance, or the revocation of a previously issued, building permit.

At the expiration of the 45-day period, if the City Council has not rendered a decision on the appeal, it shall be deemed that the City Council has affirmed the decision of the City Manager.

(4) Successive Appeals. If (1) an appeal is not properly or timely filed, or (2) an appeal is filed and a final decision has been rendered by the City Manager or the City Council, then no new appeal shall be allowed to be filed, and no permit application shall be allowed to be resubmitted for a period of one year after the date of the Building Official's decision or, if applicable, the City Manager or City Council's decision, except on grounds of new evidence or proof of changed conditions found to be valid by the Building Official.

(5) Judicial Review. Any final decision of the City Council pursuant to this Section shall constitute a final determination for purposes of judicial review and shall be subject to review under the Illinois Administrative Review Law (735 ILCS 5/3-101 et seq.).

Sec. 170.104. - Temporary Occupancy.

(A) Where applicable under this Chapter, upon a written request from the permit applicant, the Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion, or portions, of the new or existing building and structure shall have all facilities necessary to be occupied in a safe and sanitary manner. Necessary preconditions to any such temporary occupancy include, but are not limited to as determined at the sole discretion of the Building Official:

- (1) Adequate and safe access to and from any space that is occupied.
- (2) Segregation of any occupied space from ongoing construction activities.
- (3) Life safety completion, accessibility.

(B) No occupancy shall be permitted within any portion, or portions, of a new building or structure, within an existing building or structure having alterations, repairs, additions or change of occupancy, or upon any land until the premises have been inspected by the Building Official and have been determined to be in full compliance with the provisions of this Section 170.104 and all applicable regulations of Chapter 150 of the City Code.

Sec. 170.105. - Police Power Authorized.

The Building Official and other officers named who may assist the Building Official in case of violations of this Chapter are hereby authorized to use the police power of the City in a manner commensurate with the characteristics of the violation and the urgency, hazards, rights and interests of the public health and safety.

Sec. 170.106. - Required Surveys.

The property owner or permit applicant for any new structure or addition thereto greater than 1,000 square feet, or for any project requiring a variance for expanding the structure footprint, shall engage a licensed land surveyor to prepare and submit a survey to the City prior to the commencement of any framing of the structure or addition: (a) a spot survey depicting the distance from the foundation to each boundary of the property and the elevation of the foundation; and (b) for structures and additions with a roof height that is within five percent of the maximum height permitted pursuant to Chapter 150 of this Code, or for any project requiring a height variance, a roof height survey, certifying compliance with the height maximum in Chapter 150, prepared by a licensed surveyor.

Sec. 170.107. - Bonds.

No bond required under the provisions of this Chapter shall be approved unless it is conditioned, in addition to any other requirements set forth in this Chapter, upon the faithful observance and full compliance by the principal with the provisions of all applicable ordinances of the City, and upon the agreement of the principal to indemnify and hold harmless the City and any other person who may be injured thereby, against any and all loss, cost, damage or expense incurred directly or indirectly by reason of: (1) failure of the principal to observe any ordinance pertaining to the nature of the work for which the bond is given; (2) failure of the principal to observe all rules and regulations established under the authority of any ordinances of the City pertaining to the nature of the work in connection with which the bond is given; (3) negligence of the firm or its employees performing or protecting any work in connection with which the bond is given; or (4) failure of the principal to complete any error or omission which fails to comply with the applicable ordinances of the City.

Sec. 170.108. - Street Obstruction Permit.

(A) Permit Required. It shall be unlawful for any person, firm or corporation to deposit or store on any portion of any street, sidewalk, alley or public way, building materials, tools, equipment, fuels or other supplies for any building or structure in the course of being demolished, constructed, altered or repaired, unless a permit to obstruct such street, sidewalk, alley or other public way is first obtained from the Building Official. This Section shall not be construed as regulating moving vans delivering furniture and/or office equipment to any building.

(B) Application for Permit. All applications for street obstruction permits shall be made to the Director of Public Works or their designee and shall describe the location of the street, sidewalk, alley or public way proposed to be occupied, the use to be made for same and the length of time of such intended occupation. Should the Director of Public Works or their designee approve of such application, they shall direct the Building Official to issue a street obstruction permit to the applicant, provided the said applicant has complied with all the provisions of this Chapter as to bonds, fees and all other requisites in connection with such permit.

(C) Permit Fee. The fee to be paid to the City Manager or their duly authorized agent for a permit to obstruct a public right-of-way shall be the rate set forth in the Annual Fee Resolution for any street, pavement or portion thereof and the rate set forth in the Annual Fee Resolution for any portion of any sidewalk, alley, or other public way for each 90-day period or fractional part thereof during which such street, sidewalk, alley or public way is occupied for the use stated in the permit. In addition, there shall be a charge at the rate set forth in the Annual

Fee Resolution per month per space for occupancy of any public automobile parking space in a non-residential district during the term of such street obstruction permit.

Sec. 170.109. - Street Obstruction Permit & Required Bond

Before the Building Official shall issue a street obstruction permit, the applicant for such permit shall file with the Department of Community Development, on a form to be furnished by the City and approved by the by the Corporation Counsel, a bond in the penal sum of \$50,000.00 with surety to be approved by the Building Official, and conditioned upon the faithful observance and performance of each condition of said permit and conditioned further to indemnify, save and keep harmless the City from any and all loss, costs, expense or liability of any kind whatsoever which said City may suffer or be put to, or which may be recovered from it by reason of the issuance of such permit, or by reason of any act or thing done, or neglected to be done, under or by virtue of the authority given in such permit. An annual bond may be given to cover street obstruction permits.

Sec. 170.110. - Limits of Street Occupation.

(A) Time Limits. The permission to occupy streets, sidewalks, alleys or public ways, for the purpose of building is intended only for imperative use in connection with the actual erection, repair, alteration, wrecking or removal of buildings, and shall terminate with the completion of such operation and at as such earlier time as the Director of Public Works or their designee shall find feasible and require. It shall be unlawful to occupy any street, sidewalk, alley or public way after the completion of the operation for which a permit has been issued by the Building Official. It shall also be unlawful to occupy any street, sidewalk, alley or public way under authority of such permit, for the storage of articles not intended for immediate use in connection with the operation for which such permit has been issued. Failure to remove immediately from such sidewalk, alley or public way any building material, tools, equipment, fuels, or other supplies on notice to do so from the Building Official or the Director of Public Works or their designee shall subject the owner or contractor so notified to the general penalty provided for pursuant to Section 170.199 and forfeiture of any deposits.

(B) Space Limit. The occupation of any street, sidewalk, alley or public way for the storage of building, material, including temporary sidewalks for any one building, shall never extend more than one-third of the way across the street or alley, (measured from lot line to lot line), nor to a greater extent than authorized by the Building Official or the Director of Public Works or their designee.

(C) It shall be unlawful to occupy with building material any street, sidewalk, alley or public way or any part thereof other than that immediately in front of the lot or land upon which the building is being erected; provided that if the written consent of the owners of properties adjoining the site of any proposed building is first obtained and filed with the Director of Public Works or their designee, the occupation of the street, sidewalk, alley or public way may be extended in front of the property so consenting, upon the same terms and conditions as those herein fixed for the occupation of the street in front of the building site.

(D) During the progress of building operations, a sidewalk not less than five feet in width (or any equal width of a clean, hard, paved roadway, available and made safe for a footway) shall at all times be kept open, clean, and unobstructed for the purpose and use as a passageway in front of such lot or lots.

(E) It is not intended hereby to prohibit the maintenance of a driveway for the delivery of material across such sidewalk from the curb line to the building site; but such driveway shall conform to the directions of the Director of Public Works or their designee.

Sec. 170.112. - Excavated Material and Rubbish.

(A) Earth (other than sand or gravel to be used in the construction of the building) taken from excavations, and shavings, straw, loose materials, or rubbish taken from buildings, shall not be stored either upon the street, sidewalk, alley or public way, but must be removed from day to day as rapidly as produced. When materials or rubbish causing dust are to be handled, they must be kept watered down sufficiently to eliminate any such dust.

(B) Rubbish or surplus materials shall not be thrown, cast or swept from any floor above the ground floor or from any roof, but shall either be carried down or lowered in such manner as not to cause dust, or conveyed to the ground through dust-proof chutes. All building operations shall be conducted in such reasonable manner as will least inconvenience the public and occupants of adjoining property.

Sec. 170.113. - Protection of Public Utilities and Trees.

(A) Materials, fences or sheds shall not be placed within the dripline of any tree, nor within six feet of the rail of any railway, nor render inaccessible any valve changer, manhole, coal chute, fire hydrant, alarm box or catch basin. All gutters shall be kept free and clear at all times. Materials and equipment shall be so placed and guarded as to protect the clothing of persons passing, and shall be promptly removed from any street, sidewalk, alley or public way on order of the Building Official.

(B) It shall be unlawful for any person, firm or corporation to bruise, bend, break, cut, saw or in anywise mutilate or otherwise injure or damage any tree or shrubbery, or the roots or branches thereof planted in and along any street, sidewalk, alley or public way, or place in the City, without first obtaining the consent of the City Forester.

Sec. 170.114. - Restoration of Streets and Sidewalks.

Whenever any street, sidewalk, alley or public way is damaged by the erection or alteration of any building abutting thereon by reason of the construction thereof, the same shall be restored by, or at the expense of, the owner of the building involved or their contractor to a condition as good and serviceable as prior to the beginning of the work.

Sec. 170.115. - Barricades, Covers and Lights.

(A) Barricades. Any excavation for structures on or within six feet of any public way shall at all times be guarded by a substantial railing or barricade not less than four feet high.

(B) Covers. Whenever practical or when determined necessary by the Building Official or the Director of Public Works, excavations on or within six feet of any public way shall be covered with planking or other suitable material adequate to support persons walking on such covers.

(C) Lights. Sufficient caution lights and barricades plainly visible during daylight or darkness shall be displayed and maintained at each excavation, pile of materials, fence or other obstruction on any street, sidewalk, alley or public way.

(D) Removal of Lights, Covers or Barricades. Whoever without legal cause, removes, extinguishes or disturbs a light, cover or barricade so placed shall be fined in an amount set forth in the Annual Fee Resolution.

Sec. 170.116. - Existing or Proposed Structures on Public Street.

(A) All structures now existing or proposed to be constructed on any public street, sidewalk, alley or public way other than those specifically provided for in this Section or by other appropriate ordinance shall comply with the provisions of this Section.

(B) Existing Structures. Owners of any structure, now existing under, on or over any public street, sidewalk, alley or public way, other than public utilities owned and maintained by the City or by a public utility company authorized by the Illinois Commerce Commission, shall file with the Building Official evidence of a public liability and property damage insurance policy. Said policy of public liability and property damage insurance in an amount of not less than \$200,000.00 shall be issued or endorsed in the name of the City and shall insure and save harmless the City from any and all liability, damages, judgments, costs or expenses which the City may incur or suffer by reason of the existence of such a structure. The City shall reserve the right to cause the removal of the structure at the expense of the owner thereof at any time the City Council may by ordinance or otherwise direct the removal thereof.

(C) Proposed Structures. No new structure may be constructed on, under or over any public street, sidewalk, alley or public way, other than public utilities owned and maintained by the City or by a public utility company authorized by the Illinois Commerce Commission, except in accordance and compliance with Section 93.063 of this Code.

Sec. 170.117. - Combustible Materials.

No dwelling, nor place of habitation, nor any part thereof, nor the lot upon which it is situated, shall be used as a place of storage, keeping or handling of any article dangerous or detrimental to life or health; nor of any combustible article, except under such conditions as may be prescribed by the Building Official under authority of a written permit issued by him.

Sec. 170.118. - Storage of Combustible Materials.

When lumber, boxes or other combustible material is located or piled in such a manner as in the opinion of the Building Code Official is dangerous to life and property, such lumber, boxes or other combustible material shall be classed as a dangerous building, and for the purposes of this Chapter shall be treated accordingly. Authority is hereby given the Building Official to regulate and remove the same as he may find necessary.

Sec. 170.119. - Signed and Sealed Construction Documents as Required by Law.

(A) No permit shall be granted or plans approved for scope of work that requires new structural elements or modifications to existing structural elements, unless such plans are signed and sealed by a registered architect as required by the Illinois Architectural Practice Act of 1989 (225 ILCS 305 et seq.), or a registered professional engineer as required in the Professional Engineering Practice Act of 1989 (225 ILCS 325 et seq.), or a registered structural engineer as required in the Structural Engineering Practice Act of 1989 (225 ILCS 340 et seq.).

(B) In addition to any other permit requirements under this Chapter, no permit shall be granted, or plans approved, for any telecommunications facility (as defined in Chapter 53 of the City Code) or for any cellular telephone facility (as defined in Chapter 150 of the City Code), including free standing facilities and building mounted facilities, unless the plans and specifications for such telecommunications or cellular telephone facility have been approved, signed, and sealed by an Illinois registered professional engineer or Illinois Licensed Structural Engineer, affirmatively stating that such plans and specifications fully comply with all Federal Communications Commission regulations concerning radio frequency electromagnetic fields. Where a telecommunications or cellular telephone facility is a categorically excluded facility under the Federal Communications Commission regulations, the Illinois registered professional engineer shall certify that fact. Nothing under this subsection shall be deemed to preclude the requirement of complying with, and obtaining, all necessary approvals under, any other provision of this Code, including, without limitation the City of Highland Park Zoning Code of 1997, as amended, set forth in Chapter 150 of the City Code.

Sec. 170.120. - Street and Public Service Facilities Required.

No permit shall be issued to erect any building for any habitation upon any lot or parcel of land unless a highway, road, street or way for public service facilities improved with water mains and sanitary sewers, pavement, storm sewer, curb and gutter immediately adjacent to such lot or parcel of land is provided to serve such lot or parcel of land and installed in accordance with the City standards.

Sec. 170.121. - Inspection Fees Established.

Unless provided for elsewhere in this Chapter or any other ordinance of the City, the fees for permits and inspection required by this Chapter shall be as set forth in the Annual Fee Resolution.

Sec. 170.122. - Demolition of Dwellings.

(A) *Applicability and Purpose.* It shall be unlawful to cause the demolition of, and no permit for demolition may be issued by the City for, any residential building located in a Covered Residential District without first complying with the requirements of this Section. The purpose of this Section is to inform and educate property owners, the housing market and the general public of the historic and architectural significance of properties in the City, and of opportunities to preserve historically and architecturally significant properties, through sale, relocation, rehabilitation, restoration, and other alternatives prior to demolition; to facilitate documentation of significant properties prior to their loss by demolition; and to raise general public awareness and appreciation for historic resources within the City.

(B) *Definitions.* For purposes of this [Section 170.122](#), capitalized words and phrases shall be defined as set forth in this Section or in [Section 24.005](#) of [Chapter 24](#) of the City Code ("Historic Preservation Regulations"), except that for the purposes of this [Section 170.122](#):

Commission means the Historic Preservation Commission of the City.

Covered Residential District means the R1, R2, R3, R4, R5, R5A, R6, R7, RM1, and RM2 Residential Zoning Districts, as set forth in [Chapter 150](#) of the City Code.

Demolition means any act or process within the control of the Owner of a structure that results in the removal or destruction of 50 percent or more of the structure as it existed prior to the commencement of such act or process.

Demolition Delay Period means the 180-day or 365-day period imposed pursuant to [Section 170.122\(E\)](#) of this Chapter.

Significant Demolition Application means any complete application for a permit for a demolition within a covered residential district.

(C) *Historic Preservation Commission.* All significant demolition applications shall be submitted to the Commission within ten days after the date on which the completed permit application has been submitted to the City ("application completion date"); provided, however, that the City shall not be required to submit a significant demolition application to the Commission, and no Commission review conducted pursuant to this Section shall be required, if:

- (1) The significant demolition application is for demolition of a structure that has been identified in the City of Highland Park Comprehensive Architectural Survey as "non-contributing," and
- (2) The Historic Preservation Commission Chairman approves, in advance and in writing, the Significant Demolition Application.

(D) *Application Requirements; Utilities Disconnection.* No significant demolition application shall be deemed complete unless and until the application meets the requirements of the building Code including, without limitation, the payment of all applicable fees and the submission of any site management plans and other required submittals. A significant demolition application shall be deemed complete by the Code Official prior to receipt by the City of disconnection notices from providers of utilities to the structure or building; provided, however, that no permit to demolish or remove a structure shall be issued until receipt by the City of all required disconnection notices from providers of utilities to the structure or building.

(E) *Historic Preservation Commission Review.*

- (1) Within 60 days after the application completion date, the Historic Preservation Commission shall hold a meeting to determine whether the structure that is the subject of the application satisfies one or more, or none, of the landmark designation criteria set forth in [Section 24.015](#) of the historic preservation regulations ("landmark standards").
- (2) Determination of Significance and Demolition Delay Period.
 - (a) If the Historic Preservation Commission determines that the structure that is the subject of the significant demolition application satisfies four or more of the landmark standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation, then the commission shall impose a 365-day demolition delay period on such structure.
 - (b) If the Historic Preservation Commission determines that the structure that is the subject of the significant demolition application satisfies two or three of the landmark standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation, then the commission shall impose a 180-day demolition delay period on such structure.
 - (c) If the Historic Preservation Commission determines that the structure that is the subject of the significant demolition application satisfies one or none of the landmark standards, or does not have sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or rehabilitation, then the City shall proceed immediately to process the application pursuant to all other applicable provisions of this Code.
 - (d) The demolition delay period will begin on the date that the significant demolition application is deemed complete pursuant to [Section 170.122\(D\)](#) of this Chapter.
 - (e) No structure may be demolished, and no demolition permit may be issued for a structure, during any demolition delay period imposed by the Commission on such structure.
 - (f) The imposition of any demolition delay period pursuant to [Sections 170.122\(E\)\(2\)\(a\)](#) or [170.122\(E\)\(2\)\(b\)](#) may be appealed by the applicant to the City Council by filing an appeal in writing with the office of the City Manager within 15 days after the date on which the Commission makes its determination. On appeal, the City Council may: (i) uphold the determination of the Commission; (ii) reduce a 365-day demolition delay period to 180 days, if the City Council determines that the structure that is the subject of the significant demolition application satisfies two or three (but not four or more) of the landmark standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation; or (iii) reverse the determination of the commission and terminate the demolition delay period, if the City Council determines that the structure that is the subject of the significant demolition application either: (A) satisfies one or none of the landmark standards; or (B) does not have sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or rehabilitation.

- (3) *Education and Outreach During Demolition Delay Period.* The City shall undertake historic documentation of the structure subject to the demolition delay period, including photographs and collection of records. The City shall utilize standard communication channels, including all practicable, best-practice, and commonly used methods, to provide information to the public concerning the proposed demolition and the historic nature of the structure. The Commission must hold a public meeting to inform the applicant of the historical significance of the structure, and work with the owners of the structure to discuss alternatives to demolition.
- (4) *Termination of Demolition Delay Period.* Notwithstanding [170.122\(E\)\(2\)](#) and [170.122\(E\)\(3\)](#) of this Code, the demolition delay period may be terminated early, as follows:
- (a) The Commission shall terminate the demolition delay period at any time in the event it determines that the structure that is the subject of the significant demolition application does not satisfy any of the landmark standards.
 - (b) The Commission may terminate the demolition delay period at any time in the event that it determines, based upon evidence submitted by the applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the structure for which a demolition permit has been sought, in a manner consistent with the requirements set forth in [Section 170.122\(E\)\(3\)](#) of this Code, and/or that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the structure.
 - (c) The City Council may terminate the demolition delay period at any time, if the structure for which a demolition permit has been sought was subject to a previous review period under this [Section 170.122](#) at any time during the preceding three years, but only if the City Council determines, based upon evidence submitted by the applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the structure for which a demolition permit has been sought, and/or that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the structure.
 - (d) The Commission may terminate the demolition delay period at any time in the event that the applicant agrees to subject the proposed demolition to the Commission consultations and standards that govern the issuance of a certificate of appropriateness as set forth in [Section 24.030](#) of this Code. The Commission's decision pursuant to this [170.122\(E\)\(4\)\(d\)](#) shall be subject to such terms and conditions as the Commission shall deem reasonable and appropriate. If the Commission determines that the standards and criteria for a certificate of appropriateness, and such other terms and conditions as the Commission may impose, regarding any inadvertent demolition of a structure or regulated structure, have been satisfied, the penalties for unauthorized demolition under [170.122\(I\)](#) of this Code may be reduced or waived in their entirety by the Commission.

(F) *Emergency Permit.* A demolition permit may be issued by the Building Official upon the code official's determination that demolition of the structure is necessary to eliminate or prevent a threat to public safety. If the Building Official makes that determination on a significant demolition application, the application shall not be submitted to the Historic Preservation Commission as otherwise required by this Section and the provisions of all other provisions of this Section shall not apply.

(G) *Other Building Permits During Review of Significant Demolition Application.* Once a significant demolition application has been filed with the City, building permits may be applied for, but no other building permits shall be issued for any new or other construction on the property on which the proposed demolition will take place,

unless the Commission determines that such permit and such new or other construction will not be inconsistent with the purposes and intent of this [Section 170.122](#), or until the permit related to a significant demolition application has been authorized in accordance with this Section.

(H) *Expiration of Right to Demolish.* If the structure that is the subject of a significant demolition application is not demolished within 365 days after the expiration or termination of any demolition delay period imposed pursuant to this [Section 170.122](#), as may be extended in accordance with the provisions of this [Chapter 170](#), or, if no demolition delay period was imposed, within two years after the date that the significant demolition application was deemed complete pursuant to [Section 170.122\(D\)](#) of this Chapter, then such structure may not be demolished, and no permit for the demolition of such structure may be issued, prior to the submission and review of a new significant demolition application pursuant to this [Section 170.122](#).

(I) *Penalties.* Any person that violates any provision of this Section shall be subject to the following fines, in addition to any other applicable penalties, fines, and punishments as provided in this Chapter or by law.

(J) *Affordable Housing Demolition Tax.*

(1) *Tax Imposed and Dedicated.* Any person granted a demolition permit under this Section for a residential structure (as defined in [Chapter 150](#) of the City Code) shall pay an affordable housing demolition tax at the rate set forth in the annual fee resolution (a) for the demolition of any single family residential structure (as defined in [Chapter 150](#) of the City Code), or (b) for the demolition of any multiple-family residential structure (as defined in [Chapter 150](#) of the City Code), at either the rate set forth in the annual fee resolution or the rate set forth in the annual fee resolution for each unit in the structure, whichever amount is more. The tax imposed pursuant to this subsection shall be in addition to the demolition permit fee set forth in the Annual Fee Resolution, and all other applicable fees and charges. Payment of the affordable housing demolition tax shall be due upon issuance of a demolition permit by the department. The funds received by the City for the amount imposed pursuant to this subsection [170.122\(J\)](#) shall be dedicated and transferred to the "housing trust fund" established and operating pursuant to [Section 33.1133](#) of the City Code and to the multi-modal transportation fund of the City, all according to the percentages set forth in the annual fee resolution.

(2) *Special Applicability Rules.* Notwithstanding the general requirement set forth in paragraph (1) of this subsection, the affordable housing demolition tax will not apply under the following circumstances upon filing of an application on a form provided and prepared by the City; provided however, that this [Section 170.122\(J\)\(2\)](#) does not affect an applicant's obligation to pay the demolition permit fee set forth in the Annual Fee Resolution.

(a) If the applicant and the Housing Commission enter into an agreement for the provision of "affordable housing" (as defined in [Section 33.1133](#) of this Code), by the applicant in conjunction with the demolition that would otherwise be the subject of the affordable housing demolition tax. Any such agreement shall specifically set forth the applicability of this subparagraph with regard to the affordable housing demolition tax otherwise required under this subsection. The waiver of the affordable housing demolition tax under this Section [170.122\(J\)\(2\)\(a\)](#) shall only apply to affordable units. The affordable housing demolition tax, and all other applicable fees and costs under this Code, shall apply to all market rate units.

(b) If the applicant establishes, through a professionally prepared appraisal or other reliable evidence, to the satisfaction of the Building Official, that the building or structure replacing the building or structure that is the subject of the demolition permit constitutes affordable housing under [Section 33.1133](#) of this Code.

- (c) If: (i) the applicant has been the record title owner of the property on which the demolition is proposed for all of the five years immediately preceding the date of the application ("pre-permit period"); (ii) the property has been the primary residence of the applicant throughout the pre-permit period; (iii) the applicant remains the record title owner of the property at all times after the pre-permit period until the date that is five years immediately after the date on which the certificate of occupancy for the new structure is issued ("post-permit period"); and (iv) the property remains the primary residence of the applicant throughout the post-permit period. To qualify under this subparagraph, the applicant shall submit, in addition to other required application materials, title documents establishing the applicant's ownership and use of the property as his or her primary residence during the entire pre-permit period, as well as a sworn statement of the applicant's intention to retain ownership of the property and to use the property as his or her primary residence for the entire post-permit period. As a pre-condition to the applicability of this subparagraph and to the issuance of a demolition permit and certificate of occupancy, the applicant shall provide, for recordation by the City against the property, such covenants, on forms prepared and provided by the City, that will run with and bind the property. The covenant will require the payment of the full amount of the affordable housing demolition tax, including five percent per annum interest from the date the permit was issued, if the applicant transfers ownership of the property, or no longer uses the property as his or her primary residence, at any time during the post-permit period. No transfer stamps or other City approvals will be issued in relation to any transfer of the property during the post-permit period unless and until the affordable housing demolition tax, including the required interest, has first been paid in full to the City.
- (d) If the applicant establishes, to the satisfaction of the Building Official, (i) that the demolition subject to the demolition permit is necessary due to the medical condition of the owner of the building or structure to be demolished ("demolition building"); and (ii) that the building or structure replacing the demolition building ("replacement building") shall be occupied by the owner and that said owner qualifies as a low-income or moderate-income household under the definitions set forth in [Section 33.1133](#)(A) of this Code, as evidenced by such documents and information, including without limitation tax returns and pay stubs, as the Building Official may reasonably require. For purposes of this subparagraph, in order to establish that a demolition is "necessary due to the medical condition of the owner of the building or structure," the applicant must, at a minimum, provide the following:
- (i) A sworn statement by a medical doctor licensed to practice medicine in Illinois, describing the medical condition at issue and verifying that the proposed demolition \ and construction of the replacement building is necessary as a direct result of the medical condition of the owner.
 - (ii) Official medical records describing the medical condition that requires the demolition of the demolition building and construction of the replacement building.
 - (iii) Such other relevant information as may be provided by the applicant, or requested by the City, that is necessary to establish the requirements of this subparagraph.
- (e) If the applicant establishes to the satisfaction of the Building Official that structural measures must be undertaken that would typically qualify as a "demolition" pursuant to subsection [170.122](#)(E) of this Chapter due to extensive damage to the building or structure caused by force majeure or accidental fire. For purposes of this subparagraph, force majeure shall mean acts of God beyond the owner's reasonable control and reasonable ability to remedy; provided, however, that for purposes of this subparagraph force majeure shall not

include damage caused by the owner, an agent or employee of the owner, or a third party in privity with the owner. For the purposes of this subparagraph, accidental fire shall mean a fire not caused by arson or foul play.

- (f) If the applicant is the record title owner of the property on which the demolition is proposed from the date of the application until the date that is 10 years immediately after the issuance of the certificate of occupancy for the new structure ("new owner post-permit period") and the property remains the primary residence of the applicant at all times throughout the new owner post-permit period. To qualify under this subparagraph, the applicant must submit all documents required by [Section 170.122\(J\)\(2\)\(c\)](#) of this Chapter. As a pre-condition to the applicability of this [Section 170.122\(J\)\(2\)\(c\)](#) and to the issuance of a demolition permit and certificate of occupancy, the applicant must provide, for recordation by the City against the property, covenants required by [Section 170.122\(J\)\(2\)\(c\)](#) of this Chapter, which covenants must include the requirement of the payment of five percent per annum interest from the date the permit was issued, if the applicant transfers ownership of the property, or no longer uses the property as their primary residence, at any time during the new owner post-permit period. No transfer stamps or other City approvals will be issued in relation to any transfer of the property during the new owner post-permit period unless and until the affordable housing demolition tax, including the required interest, has first been paid in full to the City.

(3) *Deferral of Payment of Tax.* Payment of the tax imposed pursuant to this subsection [170.122\(I\)](#) may be deferred until an application is filed pursuant to this Chapter for a building permit for the property on which the demolition is proposed ("subject property"), or until a plat of subdivision is recorded against the subject property, in accordance with the following:

- (a) The tax imposed pursuant to this subsection [170.122\(I\)](#) shall not be deferred for any subject property if a title, beneficial, or equitable interest in the subject property is held by any person who either: (i) simultaneously holds a title, beneficial or equitable interest in any parcel or tract of land that is adjacent to the subject property (an "adjacent property"); or (ii) is the child, spouse, sibling or parent of any person who simultaneously holds a title, beneficial or equitable interest in an adjacent property; provided, however, that if the person who holds the interest in the adjacent property uses such adjacent property as his or her primary residence, the tax imposed pursuant to this subsection [170.122\(I\)](#) may be deferred pursuant to this subparagraph [170.122\(I\)\(3\)](#) if that person has not previously deferred payment of tax pursuant to this paragraph [170.122\(I\)\(3\)](#).
- (b) Prior to the issuance of a demolition permit for the subject property, the owner of the subject property shall execute and record against the subject property, in the office of the Lake County Recorder, a tax payment and property maintenance covenant ("covenant"), which covenant shall be in a form provided by the City, and shall contain, at a minimum, the following provisions:
- (i) The then-owners of the subject property shall pay to the City the amount of tax required pursuant to subparagraph [170.122\(I\)\(3\)\(c\)](#) of this Chapter upon either:
1. The filing of an application pursuant to this Chapter for a building permit for the subject property; or
 2. The recordation of a plat of subdivision or plat of consolidation against the subject property.
- (ii) No new structures shall be constructed on the subject property until the then-owners of the subject property submit payment to the City of the tax required pursuant to subparagraph [170.122\(I\)\(3\)\(c\)](#) of this Chapter;

(iii) Until a building permit is issued pursuant to this Chapter for the subject property, the subject property shall be landscaped and maintained in accordance with a maintenance plan, which maintenance plan shall (A) be approved in advance by the Building Official; (B) shall be attached as an exhibit to the covenant; and (C) at a minimum, require the backfill of all excavations on the subject property, the removal of all concrete and asphalt pavement and all garbage, debris, and litter from the subject property, the trimming and mowing to a neat condition of all trees, bushes, and grass on the subject property, the spread of black topsoil over the entire subject property at a minimum depth of four inches, and the sodding or seeding of the topsoil; and

(iv) The City shall have the right, but not the obligation, to enforce the terms of the covenant.

(c) For any property for which the tax imposed by this subsection [170.122\(l\)](#) is deferred pursuant to this paragraph [170.122\(l\)\(3\)](#), the amount of the tax shall be the greater of: (i) the amount of the tax imposed pursuant to this subsection [170.122\(l\)](#) as of the date on which payment of the tax is due, as determined pursuant to subparagraph [170.122\(l\)\(3\)\(b\)\(i\)](#) of this Chapter; and (ii) 150 percent of the amount of the tax imposed pursuant to this subsection [170.122\(l\)](#) as of the date of recordation of the covenant.

(4) *General Applicability.* Imposition of the tax imposed pursuant to this subsection shall not apply to any demolition for which a complete and proper application for the demolition permit was on file with the City on or before May 29, 2002, being the effective date of this subsection.

Sec. 170.123. - Construction and Demolition Debris Recycling.

(A) *Purpose.* The purpose of this Section 170.123 is to establish requirements for construction and demolition debris diversion to encourage current recycling efforts and other appropriate uses, and to support practices and procedures that promote sustainability.

(B) *Definitions.* For the purposes of this Section 170.123, the following words or phrases shall have the following meaning, except when the context otherwise indicates:

Alternate Daily Cover means C&D debris that is processed for use as a municipal solid waste landfill unit as alternative daily cover, road building material, or drainage structure building material in accordance with the landfill's waste disposal permit issued by the Illinois Environmental Protection Agency.

Construction means all on-site work done in building new structures or additions to structures from land clearance to completion, including, without limitation, excavation, erection, and the assembly and installation of components and equipment.

Construction and Demolition Debris or C&D debris means non-hazardous, uncontaminated materials resulting from the construction, remodeling, repair, and demolition of utilities, structures, and roads, limited to the following: bricks, concrete, and other masonry materials; soil; rock; wood, including non-hazardous painted, treated and coated wood and wood products; wall coverings; plaster; drywall; plumbing fixtures; non-asbestos insulation; roofing shingles and other roof coverings; reclaimed or other asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste; electrical wiring and components containing no hazardous substances; and corrugated cardboard, piping or metals incidental to any of those materials. (This is the definition in the Illinois Environmental Protection Act, 415 ILCS 5/3.160)

Covered Project means any construction, renovation, or demolition activity that includes, without limitation, either: (a) the construction of a new principal structure; (b) the demolition of a principal structure; or (c) renovation and/or addition of more than 2,500 square feet.

Demolition means any act or process within the control of the owner of a structure that results in the removal or destruction of 50 percent or more of the structure as it existed prior to the commencement of such act or process.

Divert or Diversion means to manage, sort and process C&D debris into recyclable C&D debris, recovered wood, and/or alternate daily cover.

Inert Debris means those materials which are virtually inert, such as rock, brick and concrete.

Recovered Wood means wood that has been salvaged from C&D debris and processed for use as fuel, as authorized by applicable state or federal environmental regulatory authority, and supplied only to intermediate processing facilities for sizing, or to combustion facilities for use as fuel, that have obtained all necessary waste management and air permits for handling and combustion of the fuel.

Recyclable C&D Debris means C&D debris that has been rendered reusable and is reused or that would otherwise be disposed of or discarded but is collected, separated, or processed and returned to the economic mainstream in the form of raw materials or products. "Recyclable C&D debris" does not include either: (i) C&D debris processed for use as a fuel; or (ii) alternate daily cover.

Renovation means the improvement, alteration, repair or reconstruction of an existing structure which requires a permit from the City of Highland Park.

Waste Reduction and Recycling Plan means the written plan for recycling of covered project C&D debris prepared and submitted pursuant to Section 170.123(F) of this Chapter.

(C) Applicability. This Section 170.123 applies to all covered projects within the City, except in any of the following circumstances:(1) An immediate or emergency demolition is required to protect the public health, safety or welfare, as determined prior to such demolition by the Building Official;(2)An exception is granted pursuant to Section 170.123(I) of this Chapter; or(3)A valid building permit or demolition permit was issued for the covered project prior to January 1, 2012.

(D) Condition of Approval for Building or Demolition Permits. No building or demolition permit shall be issued for any covered project within the City that does not comply with the provisions of this Section 170.123.

(E) Diversion Requirements. Construction and demolition debris generated by covered projects must be diverted in accordance with the following requirements:

- (1) For all covered projects for which a building or demolition permit application is submitted to the City from January 1, 2013 through December 31, 2012, at least 50 percent of construction and demolition debris shall be diverted.
- (2) For all covered projects for which a building or demolition permit application is submitted on or after January 1, 2014, at least 75 percent of construction and demolition debris shall be diverted.

(F) Waste Reduction and Recycling Plan.

- (1) Prior to the issuance of a building or demolition permit for a covered project, the applicant therefor must complete and submit to the Building Official a waste reduction and recycling plan, on a form provided by the Building Official, which plan must include, without limitation, the following information:

- (a) Identification of all materials to be diverted from disposal to recyclable C&D debris, recovered wood, and/or alternate daily cover;
- (b) A description of whether and to what extent materials will be separated on-site or co-mingled;
- (c) Identification of the vendors or facilities that will collect or receive the construction or demolition debris, and such additional information as the Building Official may require demonstrating that the vendor or facility will recycle or divert C&D debris received from the covered project;
- (d) The estimated date on which demolition and/or construction is to commence;
- (e) An affidavit, signed by the general contractor for the covered project, stating that the general contractor will comply with all the terms of the waste reduction and recycling plan and of this Section 170.123; and
- (f) Such additional information as the Building Official may require.

Where all of the facts cannot be ascertained, the applicant shall provide the best estimate based on all information reasonably available about the covered project.

- (2) Upon a determination at any time by the Building Official that an approved waste reduction and recycling plan is no longer accurate, the Building Official may require that the applicant submit an addendum or revision to the plan with such information as may be required by the Building Official.

Sec. 170.124 - Demolition of Buildings - Vacant Lot Standards.

(A) Following the demolition of a principal building in its entirety, the property owner or permittee shall have 180 days from the date the demolition permit is issued to submit a complete application for a building permit for new construction or other authorized redevelopment of the site. If no such permit is obtained within the 270-day period from issuance of demolition permit, the property shall be required to meet vacant lot standards. An extension may be granted by the Building Official for good cause shown at the discretion of the Building Official.

- (1) Vacant Lot Standards. A property that has been cleared of principal and accessory structures, all excavations have been backfilled with clean fill and properly graded for drainage, topsoil and sod have been installed, all utility connections have been properly capped or terminated, and the lot is in a safe, clean, and sanitary condition with no hazards or standing water.

Sec. 170.125. - Lake Michigan Construction.

(A) Lake Michigan Regulated Areas. This Section is intended to provide specific regulations and requirements with regard to the construction of structures located in Lake Michigan and on or around its Highland Park shoreline. Specifically, this Section applies (i) to that portion of Lake Michigan that borders the City of Highland Park, to the extent of three miles beyond the corporate limits, but not beyond the limits of the State ("Lake Michigan"), and (ii) to the private and other property between Lake Michigan and the termination, on the Lake Michigan side, of the "steep slope" of the "bluff," as those terms are defined in Section 150.202 of the City Code ("Lake Michigan regulated areas").

(B) Purpose and Intent. The Lake Michigan regulated areas have special environmental, recreational, cultural, historical, community, and aesthetic interests and values. The regulations set forth in this Section are designed to ensure the preservation and protection of Lake Michigan regulated areas and every aspect of the areas' interest and value to the City and its residents. The regulations set forth in this Section are further intended to ensure that construction into Lake Michigan or anywhere within the Lake Michigan regulated areas does not cause environmental or ecological damage to the lake or the surrounding areas of the City.

(C) Building Permit Required. It shall be unlawful to undertake any construction of any new structure, or to undertake any alteration, relocation, expansion, enlargement, or restoration of any existing structure, within the Lake Michigan regulated areas without first having applied for and obtained a building permit pursuant to the applicable provisions of this Building Code.

(D) Additional Regulations. In addition to the requirements in this Building Code, it shall be unlawful to undertake any construction of any new structure, or to undertake any alteration, relocation, expansion, enlargement, or restoration of any existing structure, within the Lake Michigan regulated areas without first having applied for and obtained the other permits and approvals as may be required pursuant to other applicable provisions of the City Code, including, without limitation, all necessary zoning relief required pursuant to Chapter 150 of the City Code.

Sec. 170.126. - Bird-Friendly Construction Requirements.

The City and its general contractors, agents, representatives, and subcontractors shall, to the greatest extent practicable, incorporate bird-safe building materials and design features into the design of all newly-constructed buildings to be used primarily by the City, including, without limitation, those materials and features recommended by:

- (1) The City of Chicago's "Bird-Safe Building Design Guide for New Construction and Renovation;"
- (2) The City of Toronto's "Bird-Friendly Development Guidelines;" and
- (3) New York City Audubon's "Bird-Safe Building Guidelines."

Sec. 170.127. - Permit Fee.

(A) The amount of any fee required pursuant to this Chapter for any permit, inspection, or plan or document review shall be set forth in the Annual Fee Resolution. The fee shall be paid to the City through its Community Development Department or other duly authorized agent or department of the City, for which a receipt shall be issued. No permit shall be valid until the fees are paid and the receipt issued therefor in accordance with the appropriate regulations of this Chapter.

(B) The amount of any fee required to be paid pursuant to this Chapter for any permit, inspection, or plan or document review does not apply to: (1) any public body or agency deriving the majority of its revenue from taxes levied within the City; or (2) any religious institution or not-for-profit organization, provided that the religious institution or not-for-profit organization first requests that the City grant a fee-waiver and submits to the City an application for the fee-waiver, which application must include proof of the institution's or organization's tax-exempt status; provided, however, that all public bodies, public agencies, religious institutions, and not-for-profit organizations must pay, in accordance with this Section 170.127: (i) any fee arising from the publishing or mailing of legal notices by the City; and (ii) the cost of the services of planners, engineers, attorneys, or other persons not regularly on the City payroll for the purposes of reviewing applications or plans submitted by the public bodies, public agencies, religious institutions, and not-for-profit organizations, when the nature of the applications requires such notices or services, or both, as determined in the sole discretion of the Building Official.

Sec. 170.128. - Permit Expiration, Invalidation, and Extension.

Where a permit is required under this Chapter, such permits shall expire after a period of 12 months from the date of issuance. Permits issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official, or their designee, is authorized to grant, in writing and in his sole and absolute discretion, one or more extensions for a period of up to six months each. Each extension shall be requested in writing, and justifiable cause for the

requested extension shall be demonstrated. There shall be no fee for the first extension granted pursuant to this Section, but the permittee shall pay a fee for the second and all subsequent extensions granted pursuant to this Section, in the amount set forth in the Annual Fee Resolution.

Sec. 170.129. - Protection of Adjoining Property.

(A) Where applicable, if afforded the necessary license to enter any adjoining lot, building or structure, the person causing the demolition or excavation to be made shall at all times and at their own expense preserve and protect the lot, building or structure from damage or injury. If the necessary license is not afforded, it shall be the duty of the owner of the adjoining lot, building or structure to make safe their own property, for the prosecution of which said owner shall be granted the necessary license to enter the premises of the demolition or excavation.

(B) Any owner or possessor of land intending to make or to permit an excavation to be made on their land shall give due and reasonable notice in writing to the owner or owners of adjoining lands and of adjoining buildings and other structures stating the depth to which the excavation is intended to be made and when the excavation will begin. If the excavation is to be of a depth of not more than the standard depth of foundations, as herein defined, and if it appears that the excavation is to be of a greater depth than the walls or foundations of any adjoining building or other structure and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure on the adjoining land shall be allowed a reasonable time, but in no event less than 30 days, in which to take measures to protect the same from any damage or in which to extend the foundations thereof, and he must be given, for that purpose, a license to enter on the land on which the excavation is to be or is being made.

(C) Any owner or possessor of land upon which an excavation is made who does not comply with the provisions of subparagraph (A) of this Section, when so required, is liable to the owner of adjacent property for any damage to the land or to any buildings or other structure thereon arising from such excavation, and is also liable to occupants and tenants of the adjoining land or structures for any damage to their property or business, proximately resulting from injury to such land or structures, caused by the failure of such owner or possessor to so comply.

(D) In making any excavation, reasonable care and precautions shall be taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there is no liability for damage done to any building or other structure by reason of the excavation except as herein provided or otherwise provided or allowed by law.

(E) The owner or possessor of the land upon which the excavation is being made shall also be liable to occupants and tenants of such adjoining lands or structures thereon for any damage to their property or land or structures, caused by the failure of such owner or possessor making such excavation, to fulfill the duty set forth in subparagraph (E) of this Section.

Sec. 170.130. - Tents.

(A) Definition. For the purposes of this Section 170.130, "tent" has the meaning set forth in Section 150.202 of Chapter 150 of this Code. (B) Permit Required. No person or entity may erect a tent in excess of 150 square feet in area upon a lot in the City, and no owner of real property may permit the erection of a tent in excess of 150 square feet in area upon their property, except upon issuance of a permit by the Building Official prior to installation. The permit required pursuant to this Section 170.130

(B) is required in addition to, and not in lieu of, any permits required pursuant to any other provision of this Code, or any other applicable statute, law, ordinance, or regulation.

(C) Time Limit. Tents may not remain erected in excess of the following time limits:

- (1) For properties primarily used for a residential use as set forth in Section 150.490 of the Zoning Code, 30 days in each calendar year; provided, however, that, the Building Official may, in their sole and absolute discretion, grant one 15-day extension.
- (2) For properties not primarily used for a residential use as set forth in Section 150.490 of the Zoning Code, 120 days in each calendar year; provided, however, that the Building Official may, in their sole and absolute discretion, grant one 30-day extension.

(D) Exceptions.

- (1) Tents erected for purposes related to an emergency declared by the City or by the State of Illinois are exempt from the requirements of this Section 170.130 during the pendency of the emergency.
- (2) Tents approved as part of an ordinance granted pursuant to Chapter 150 of this Code are exempt from the requirements of this Section 170.130.

Sec. 170.131. - Gender Neutral Restrooms.

(A) Definitions. For the purposes of this Section 170.124, the following words or phrases have the following meanings:

- (1) Gender Identity means a person's actual or perceived gender, including a person's self-image, appearance, expression, or behavior, whether or not that self-image, appearance, expression, or behavior is different from that traditionally associated with the person's sex at birth.
- (2) Gender Neutral Restroom means a single-occupancy restroom that is designed for use by any person, regardless of gender identity.
- (3) Single-occupancy Restroom means a room designed to be used as a restroom by no more than one person at a time and that contains at least one toilet and one sink.

(B) New Construction. For any building or structure for which a building permit is issued on or after May 1, 2016, all public toilet facilities must comply with the following:

- (1) All public toilet facilities must be designated by legible signs, designating whether the public toilet facilities are for men only, women only, or are gender neutral.
- (2) All single-occupancy restrooms must be designated as gender neutral restrooms, and must be equipped with a locking mechanism to be operated by the user of the restroom.

(C) Existing Buildings and Structures. For any building or structure for which a permit was issued prior to May 1, 2016, all public toilet facilities may, but are not required to, comply with the requirements set forth in Section 170.124(B) of this Chapter.

(D) [Potential Conflict.] In the event that any of the provisions of this Section 170.124 conflict with any of the provisions of the International Building Code, as adopted and amended pursuant to this Chapter 170, or the Illinois State Plumbing Code, as adopted and amended pursuant to Article VII of this Chapter, the provisions of this Section 170.124 will control.

Sec. 170.199. - Penalties.

(A) Any person who violates a provision of this Chapter or fails to comply with any of the requirements thereof or who shall erect, construct, alter or repair 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 Chapter, shall be fined in an amount set forth in the Annual Fee Resolution. Each day that a violation continues shall be deemed a separate offense.

(B) Any person who shall continue any work in or about the structure after having been served with a stop work order pursuant to this Chapter, except any work he is directed to perform to remove a violation or unsafe condition, shall be fined in an amount set forth in the Annual Fee Resolution. Each day that a violation continues shall be deemed a separate offense.

(C) Whoever shall engage in the business of any trade, or employs such tradesperson, in the City of Highland Park without having obtained the necessary license as required by the State of Illinois as provided herein and/or any such person who shall not be registered as provided in this Chapter, shall be fined in an amount set forth in the Annual Fee Resolution. Each day that a violation continues shall be deemed a separate offense.

(D) Any person who shall refuse or neglect to obey an order of the Building Official or of his or her authorized representative to correct or remove an improvement installed in violation of this Chapter shall be fined in an amount set forth in the Annual Fee Resolution. Each day that a violation continues shall be deemed a separate offense.

ARTICLE II. - BUILDING CODE

Sec. 170.201. - International Building Code Adopted by Reference.

For the purpose of establishing rules and regulations for the construction, alteration, addition, repair, removal, demolition, equipment, use and occupancy, location, and maintenance of buildings and structures, the International Building Code, 2024 Edition, together with Appendices C, D, E, F, G, H, I, J, K, L, M, and N thereto, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.202 of this Chapter.

Sec. 170.202. - Amendments to the International Building Code.

The following words, provisions, and paragraphs are to be added to the following designated sections of the code adopted in Section 170.201. These amendments supersede the requirements of the indicated provisions of such code.

- 1) Section 101.1 shall be amended to read as follows:

101.1 Title. These provisions shall be known as "the City of Highland Park Building Code" hereinafter referred to as "this code."

- 2) Section 101.4.3 shall be amended to read as follows:

101.4.3 Plumbing. The Illinois Plumbing Code (77 Ill. Adm. Code 890), as adopted by the Illinois Department of Public Health pursuant to the Illinois Plumbing License Law (225 ILCS 320), shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, appurtenances, water distribution systems, sanitary drainage systems, and all aspects of a medical gas system.

Storm drainage systems, including roof drainage, subsurface drainage, building storm drains, building storm sewers, and related components, shall be regulated in accordance with the provisions of Chapter 11 and the applicable definitions in Chapter 2 of the International Plumbing Code, 2024 Edition.

Existing private sewage systems shall be maintained and repaired per Illinois Private Sewage Disposal Code (77 Ill. Adm. Code 905). Expansion of any existing or new private sewage systems shall be prohibited.

- 3) Section 101.4.6 shall be amended to read as follows:
101.4.6 Energy. The provisions of the Illinois Energy Conservation Code as may be amended from time to time, shall apply to all matters governing the design and construction of buildings for energy efficiency.
- 4) **101.4.8 Electrical.** The provisions of the National Electrical Code (NFPA 70), as adopted by the City of Highland Park, shall apply to the installation, alteration, repair, and replacement of electrical systems.
- 5) Section 103.1 shall be amended to read as follows:
103.1 Creation of enforcement agency. The Department of Community Development, Building Division is hereby created and the official in charge 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.
- 6) Section 105.1.1 shall be deleted and replaced with the following, to read as follows
105.1.1 Roofing work. Proof of licensure shall be required at the time of permit application in accordance with the Illinois Roofing Licensing Act (225 ILCS 335). The Building Official shall require the certification from a state licensed architect, engineer, or roofing contractor that the work has been completed in accordance with this Code and the manufacturer’s specifications. Any person who falsely certifies that work has been completed according to code shall be guilty of a violation of this Code and subject to the penalties set forth in Section 170.199 of the City Code.
- 7) Section 105.1.2 shall be deleted in its entirety.
- 8) Section 105.2 shall be amended to delete “Building” subsections 3, 6, 10, 11, and 12; to add new “Building” subsections 13, 14, & 15; and to amend “Building” subsections 2, 4, 5, and 9 to read as follows:
 2. Fence repairs impacting less than 25 percent of the total linear footage of fencing.
 4. Retaining walls that are not over three feet or greater in height, as measured from the finished grade at the base of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A liquids. Retaining walls greater than 3 feet in height shall require a permit and a review by a Structural Engineer or Civil Engineer licensed in the State of Illinois.
 5. Water tanks, enclosed with lids, supported directly on grade if the capacity is not greater than 75 gallons.
 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, and are installed entirely above ground.
 13. Tents less than or equal to 150 square feet in area.
 14. Roofing repairs changing 25 percent or less of the total roofing area.
 15. Window replacement where the opening sizes do not change and the new windows are installed in the same openings as the existing windows.
- 9) Section 105.5 shall be deleted in its entirety.
 Please reference City of Highland Park Building Regulations, Section 170.128
- 10) Section 109.1 shall be retitled and amended to read as follows:
109.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
 Please reference City of Highland Park Building Regulations, Section 170.127

- 11) Section 109.1.1 shall be added to the International Building Code, and shall read as follows:
109.1.1 Plan review sequence. In general, permits are to be reviewed in the order in which they are received except where permits are complex, require review by specialists, require zoning relief, require consideration of alternative methods and means, or for some other valid reason require prolonged examination. At the discretion of the Building Official, permits may be expedited provided that, within the context of other permits under review, the necessary staff or consultant resources are available to perform such expedited review without placing an undue burden on customer service for other applicants. Additional fees shall apply as set forth in the Annual Fee Resolution.
- 12) Section 109.4 shall be amended to read as follows:
109.4 Work commencing before permit issuance. Any person who commences any work on a structure or building before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees.
- 13) Section 111.3 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.104
- 14) Section 114.4 shall be deleted in its entirety
Please reference City of Highland Park Building Regulations, Section 170.199
- 15) Section 115.4 shall be amended to read as follows:
Section 115.4 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 170.199
- 16) Section 202 shall be amended by adding the following definitions, which definitions shall read as follows:
BUILDING OFFICIAL. The Director of the Department of Community Development or his duly authorized representative.
CORPORATION COUNSEL. The Corporation Counsel for the City.
FIRE CODE OFFICIAL. The Chief of the Fire Department of the City.
POLICE CHIEF. The Chief of the Police Department of the City.
RECREATIONAL FIRE. An outdoor fire burning materials, other than rubbish, where the fuel being burned is contained in an outside fireplace, outdoor fire pit, barbeque grill, or barbeque pit and has a total fuel area of three feet or less in diameter and two feet or less in height for pleasure, religious, ceremonial, or cooking purposes. Recreational fires and outdoor permanently-installed cooking equipment shall not be located within ten feet of any structure, measured from the closest outside edge of the fireplace, fire pit, or cooking equipment to the furthest most projection of the structure, unless otherwise allowed by manufacturer's specifications.
TEMPORARY. A use or structure not to exceed 180 calendar days.
- 17) Section 420.1.1 shall be added to International Building Code, and shall read as follows:
420.1.1 Refuse and recycling chutes. In all new buildings three stories or more in height containing Group I or R occupancies above the ground floor, compliant refuse and recycling chutes shall be provided. Refuse and recycling chutes shall be designed and constructed in accordance with Section 713 and any other applicable requirements.

18) Section 901.6 shall be amended to add the following:

901.6 Supervisory service. For fire protection systems required to be monitored or where voluntarily monitored by this code and as amended herein, notice shall be made to the fire code official care of the Department of Community Development, Building Division whenever alarm monitoring services are terminated. Notice shall be in writing to the fire code official by the monitoring service provider no less than five business days before service is terminated.

19) Section 902.1.1 shall be amended to read as follows:

902.1.1 Access. Rooms containing fire pumps and/or risers shall be provided with a door allowing ready access to/from the exterior of the building or structure.

20) 903.2 Where required shall be amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided throughout all new and addition to buildings, structures, locations and portions thereof used in the following Use Groups and occupancies; A-1, A-2, A-3, A-4, A-5, B, Ambulatory Care Facilities, Clinic outpatient, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, S-1, S-2, Utility and Miscellaneous Group U. Approved automatic sprinkler systems shall be provided throughout all existing buildings, structures, locations and portions thereof used in the use group and occupancies as listed in this section where a SUBSTANTIAL IMPROVEMENT has occurred or when the cumulative area of incremental additions to the structure or building exceeds 50 percent of the original building area.

Exceptions:

1. Sports participation areas, including air-supported, dome-type, or tension membrane structures, where all of the following conditions are met:
 - 1.1. The primary use of the space is limited to active sports participation, such as courts or playing surfaces, and not spectator assembly.
 - 1.2. The space contains no fixed spectator seating, stages, platforms, or similar features intended for audience use.
 - 1.3. The space is not used for exhibitions, trade shows, or other non-sport assembly purposes.
 - 1.4. The fuel load within the space is limited to the building membrane or enclosure, structural elements, and sports equipment customarily associated with the approved use.
 - 1.5. Any enclosed rooms, tenant spaces, or accessory structures located within or attached to the sports participation area, including but not limited to concessions, offices, storage rooms, mechanical rooms, or similar enclosed spaces, shall be provided with approved automatic sprinkler systems as otherwise required by this code.
2. Addition to buildings, structures, locations and portions thereof less than 1,000 square feet, provided that the existing building is not already sprinkled.
3. Detached accessory structures less than 1,000 square feet of fire area and not used for habitable spaces and not containing hazardous materials.

21) Sections 903.2.1 through 903.2.11.3 shall be deleted in their entirety.

22) Section 903.3.5 shall be amended to replace ""International Plumbing Code"" with ""Illinois Plumbing Code as amended"", and shall add to end of said Section 903.3.5 an additional provision providing:

903.3.5 Water supplies. All automatic fire sprinkler systems shall be provided with a minimum safety factor in the sprinkler system design of ten percent or five psi whichever is greater.

23) Section 903.4.3 shall be amended to read as follows:

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. The following devices shall be located above the fire department connection on all automatic sprinkler systems:

1. A 110 cd strobe light with a blue lens connected to the building fire alarm system and a 110V, 10 inch bell connected to any waterflow switch, or;
2. A weatherproof AV device with a blue lens connected to the building fire alarm system which is programmed to activate on a waterflow condition.

Exception: Automatic sprinkler systems protecting single family detached, single family semi-detached(duplex), and two-family dwellings, not including single family attached Townhouses (3 or more dwellings attached).

24) Section 903.4.4 shall be added to the International Building Code, and shall read as follows:

903.4.4 Low temperature monitoring. Fire pump rooms, fire sprinkler riser rooms, and standpipe riser rooms, which are heated by an individual heat source dedicated to the room, shall be provided with a listed room temperature supervisory signal-initiating device, operating as required by Section 17.16.5 of NFPA 72, and supervised by the building fire alarm system.

25) Section 905.3.1 shall be amended to read as follows:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Four or more stories are above or below grade plane.
2. The floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is located more than 18 feet (5486 mm) below the highest level of fire department vehicle access.

Exceptions:

1. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 1.1. Recessed loading docks for four vehicles or less.
 - 1.2. Conditions where topography makes access from the fire department vehicle to the Building impractical or impossible.

Section 907.1 shall be amended to read as follows:

907.1 General. This section shall cover the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures where a SUBSTANTIAL IMPROVEMENT is made to a building or structure.

26) Section 907.1.4 shall be added to the International Building Code, and shall read as follows:

907.1.4 Combination carbon monoxide and smoke detectors. The installation and location of Carbon Monoxide and Smoke Detectors shall comply with the Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/). All smoke detectors required by this code to be located within common areas shall be a

combination smoke/carbon monoxide detectors. Combination smoke/carbon monoxide detector located in common areas shall be set to temporal 3 and report as an alarm condition. Installation shall comply with the manufacturer installation instructions.

27) Section 907.2 shall be amended to read as follows:

907.2 Where required-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 as required by Sections 907.2.1 through 907.2.3 as amended.

28) Sections 907.2.1 through Section 907.2.10.2 shall be deleted in their entirety.

29) Section 907.2.1 shall be added to read as follows:

907.2.1 Automatic fire detection system. An automatic fire detection system shall be installed throughout all of the following use group occupancies:

1. Group A
2. Group B
3. Group E
4. Group F
5. Group H
6. Group I
7. Group M
8. Groups R-1 and R-2
9. Group S

30) Section 907.2.2 shall be added to read as follows:

907.2.2 Manual fire alarm system. A manual fire alarm system shall be installed throughout all of the following use group occupancies:

1. Group A
2. Group B
3. Group E
4. Group F
5. Group H
6. Group I
7. Group M
8. Groups R-1 and R-2
9. Group S

31) Section 907.2.3 shall be added to read as follows:

907.2.3 Emergency voice/alarm communication system. An emergency voice/alarm communication system shall be installed throughout all of the following use group occupancies:

1. Group A occupancies with an occupancy of 1,000 or more
2. Group E

- 32) Section 907.2.11 shall be retitled and amended to read as follows:
907.2.11 Single- and multiple-station smoke alarms and smoke detection systems. Smoke alarms and smoke detection systems shall be provided within R-1, R-2, R-3, R-4 and I-1 Use Groups in accordance with NFPA 72, Chapter 29 and the requirements of the Illinois Smoke Detector Act (425 ILCS 60/) as amended from time to time.
- 33) Section 907.11.1 through 907.2.11.7 shall be deleted in their entirety.
- 34) Sections 907.2.15 through 907.2.22 shall be deleted in their entirety.
- 35) Section 907.6.3 shall be amended to delete Exception 1, 2, & 3.
- 36) Section 907.6.3.1 shall be amended to read as follows:
907.6.3.1 Annunciation. Unless approved by the fire code official of the Fire Alarm Control Unit, a remote annunciator shall be provided at the main entrance of all buildings and at each ground level tenant space. Remote annunciators shall provide the functions of acknowledge, silence, and resetting upon activation using a key, which shall be provided for the building's key (Knox) box.
- 37) Section 907.6.3.1.2 shall be added to the International Building Code, and shall read as follows:
907.6.3.1.2 Multi-tenant occupancies. In multi-tenant occupancy buildings served by a fire alarm system which includes notification appliances serving more than a single tenant, an exterior visible notification appliance shall be provided over the main entrance at all ground level tenet spaces only in a location approved by the fire code official. The appliance shall be a weatherproof appliance, with a clear lens, and shall be not less than 75 candelas. Occupant notification shall be throughout all tenant spaces and shall ring by tenant upon system activation.
- 38) Section 907.6.4.2 shall be deleted in it its entirety.
- 39) Section 907.6.6 shall be amended to read as follows:
907.6.6 Monitoring. Fire alarm systems required by this Chapter, other provisions of the City Code, or by the International Fire Code shall be monitored by a UL listed central station. The communications channel between the protected premises and the supervising station shall comply with NFPA 72.
- 40) Section 912.2.3 shall be added to the International Building Code, and shall read as follows:
912.2.3 Fire department connections. Fire department connections shall be located within 100 feet of a fire hydrant supplied by the municipal water system.
- 41) Section 912.3.1 shall be added to the International Building Code, and shall read as follows:
912.3.1 Connection type. Fire department connections shall be a standard Siamese connection and shall utilize NST threads.
- 42) The title to Section 913 shall be amended to read "Fire Pumps and Riser Rooms".
- 43) Section 913.2.1 shall be retitled and amended to read as follows:
913.2.1 Protection of fire pump and riser rooms. Fire pumps and automatic sprinkler risers shall be located in rooms constructed of 1-hour fire-resistance rated fire barriers and horizontal assemblies, with opening protectives, as required by Chapter 7 of this Code.

- 44) Section 915.7 shall be added to the International Building Code, and shall read as follows:
915.7 Illinois Carbon Monoxide Detector Alarm Act. In addition to the requirements of Section 915.1 through 915.6, the requirements of the Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/) as amended from time to time, shall apply to all buildings. Where a conflict exists, the most-restrictive requirement(s) shall apply.
- 45) Section 1031.6 shall be retitled and amended to add the following text to the end of said Section 1030.5, to read as follows:
1031.6 Bars, guards, grilles, covers and screens. Window and area wells that are more than 30 inches in depth shall be protected in accordance with either: (1) an approved cover; or (2) surrounded by an approved guardrail.
Exception: Where there is a terrace with a width of 36 inches or more that is located less than 30 inches below the top edge of the window or area well.
- 46) Section 1101.1 shall be amended to read as follows:
1101.1 Scope. The State of Illinois Accessibility Code as amended from time to time, shall control the design and construction of buildings and facilities for accessibility and use by physically disabled persons.
- 47) Sections 1102.1 through 1112.6, but not including Section 1107, shall be deleted in their entirety.
- 48) Section 1301 shall be amended to delete "International Energy Conservation Code" and replace it with "Illinois Energy Conservation Code as amended from time to time".
- 49) Section 1512.3 shall be amended to add Exception 4, which shall read as follows:
Where an existing roof covering is removed and replaced, existing roof coverings shall not be enclosed, encapsulated, or constructed over in a manner that creates a concealed space between roof assemblies. Roof replacement assemblies shall be installed directly on the structural roof deck, except as otherwise permitted by this code.
- 50) Section 1608.2 shall be amended to read as follows:
1608.2 Ground snow loads. Ground snow loads for the City of Highland Park shall be determined in accordance with ASCE 7, except that the minimum ground snow load shall be 39 pounds per square foot (psf).
- 51) Section 2303.8 shall be added to the International Building Code, and shall read as follows:
2303.8 Fire protection for combustible engineered floor systems. Where automatic sprinkler systems are not otherwise required in accordance with Section 903.2 of this code, combustible engineered floor systems, including but not limited to prefabricated wood trusses, wood I-joists, and other engineered wood floor assemblies, shall be provided with one of the following:
1. An approved automatic sprinkler system installed throughout the level below the engineered floor system; or
 2. A minimum 1-hour fire-resistance-rated floor assembly designed and constructed in accordance with this code.
 3. This section shall not apply to floor assemblies that are required to be fire-resistance rated by other provisions of this code.

- 52) Section 2901.1 shall be amended to read as follows:
2901.1 Scope. The State of Illinois Plumbing Code as amended from time to time, shall control the design and installation of new plumbing systems and the alteration of existing plumbing systems.
- 53) Sections 2902.1 through 2902.6 shall be deleted in their entirety.
- 54) Sections 2902.1 shall be added to the International Building Code, and shall read as follows:
2902.3.2 Prohibited location for toilet facilities. Toilet facilities shall not open directly into a room used for the preparation of food for service to the public.
- 55) Section 3002.4 shall be added to the International building Code and shall read as follows:
Section 3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in new buildings, not fewer than one elevator shall be provided for fire department emergency access to all floors.
- 56) Section 3003.2 shall be amended to read as follows:
3003.2 Firefighters emergency operation. Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1, as adopted by the City, and shall be initiated and interfaced with the fire alarm system in accordance with NFPA 72.
- 57) Section 3003.2 shall be amended to read as follows:
3003.2 Firefighters emergency operation. Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1 and NFPA 72.
- 58) Sections 3010 through 3015.2 shall be added to the International Building Code, and shall read as follows:

Section 3010 Existing Elevators.

3010.1 Definitions.

Qualified Elevator Inspector (QEI Inspector). A professional who has been licensed by the Illinois State Fire Marshal Office to inspect elevators, escalators, and other conveyance systems for compliance with applicable safety codes and regulations.

3010.2 Referenced Standards. Except as otherwise provided in this Code, existing elevators, dumbwaiters, moving walks and escalators shall comply with (225 ILCS 312/) Elevator Safety and Regulation Act as may be amended from time to time.

Section 3011 Maintenance and Accidents.

3011.1 Owner responsibility. The owner or the owner's legal agent for a building in which elevator and conveying system equipment is located shall be responsible for the care, maintenance and safe operation of all equipment covered by this Code after the installation and acceptance thereof by such owner or agent. The owner or the owner's legal agent shall make, or cause to be made, all periodic tests and inspections, and shall maintain all equipment in a safe operating condition, as required by this Code.

3011.2 Contractor Responsibility. The person installing or constructing any equipment covered by this article shall make all acceptance tests and shall be responsible for the care and safe operation of such equipment during its construction, and until temporarily or finally accepted by the Building Code Official of the City of Highland Park following receipt of an Elevator Inspection form completed by the State-licensed, QEI inspector that confirms a passed inspection.

3011.3 Maintenance items. All operating and electrical parts and accessory equipment or devices subject to this Code shall be maintained in a safe operating condition. The maintenance of elevators, dumbwaiters, moving walks, and escalators shall conform to ASME A17.1.

3011.4 Unsafe conditions. If upon inspection, any equipment that is subject to the provisions in this Code is found to be in an unsafe condition, or not in accordance with the provisions of this Code, the Building Code Official, working in conjunction with a State-licensed QEI inspector, shall serve a written notice of such finding upon the building owner or lessee, stating the time when recommended repairs or changes shall be completed. After the service of such notice, it shall be the duty of the owner to proceed within the time allowed to make such repairs or changes as are necessary to place the equipment in a safe condition. It shall be unlawful to operate such equipment after the date stated in the notice unless such recommended repairs or changes have been made and the equipment has been approved, or unless an extension of time has been secured from the Building Code Official in writing. The time period allowed for making necessary repairs shall be either immediately, 24 hours, seven days, or from 15 to 30 days, or any other period of time as recommended by a State-licensed QEI working in conjunction with the Building Official.

3011.4.1 Power to seal equipment. The Building Code Official, in addition to levying any other penalties herein provided, shall have the power to order the sealing out of service any device or equipment covered by this Code, when, in the Building Code Official's opinions, having conferred with the elevator mechanic or QEI inspector, (i) the device or equipment is in such a condition that it is unsafe for operation, or (ii) the owner of the device or equipment has demonstrated a willful failure to comply with the Building Code Official's recommendations and/or orders.

3011.4.2 Notice of sealing out of service. Before ordering the sealing of any device out of service, the Building Code Official, except in case of emergency, shall serve written notice upon the building owner or agent or lessee indicating the Building Code Official's intention to have the equipment sealed out of service and the reasons therefor.

3011.4.3 Unlawful to remove seal. Any device ordered to be sealed out of service by the Building Code Official shall be plainly marked with a sign or tag indicating the reason for such sealing. Any tampering with, defacing or removal of the sign, tag, or seal without approval shall constitute a violation of this Code.

3011.5 Accidents reported and recorded. The owner of the building shall immediately notify the Building Code Official of every accident involving personal injury, or damage to apparatus on, about or in connection with any equipment subject to the provisions of this Code, and shall afford the Building Code Official every facility for investigating such an accident. When an accident involves the failure, breakage, damage or destruction of any part of the apparatus or mechanism, it shall be unlawful to use such device until after an examinations by the Building Code Official and a State-licensed QEI inspector have been made and approval of the equipment for continued use is granted. This may require testing of new or repaired components in conjunction with the State-licensed QEI inspector. It shall be the duty of the Building Code Official to make a prompt examination into the cause of the accident and to enter a full complete report thereof in the records of the City's Building Division. Such records shall be open for public inspection at all reasonable hours.

3011.6 Removal of damaged parts. For any elevator that has had an accident that involves personal injury or damage to the apparatus, as discussed in 3011.5, it shall be unlawful to remove from the premises any part of the damaged construction or operating mechanism of elevators, or other equipment subject to the provisions of this Code, until permission has been granted by the Building Code Official.

Section 3012 Certificate of Compliance.

3012.1 Use prior to certificate. It shall be unlawful for any person to operate equipment governed by the provisions of this Code which has been installed, relocated, or altered, prior to the inspection, testing, and issuance of a certificate of compliance for the equipment by the Building Code Official, provided however, that the requirements of this Section shall not apply to the person installing the equipment.

3012.2 Posting certificates of compliance. The owner or agent shall post the current certificate of compliance in a conspicuous place inside the elevator.

Section 3013 Construction Documents and Permits.

3013.1 Application. The application for a permit shall be accompanied by construction documents in sufficient detail and indicating the location of the machinery room and equipment to be installed, relocated or altered, and all supporting structural members, including foundations. The construction documents shall indicate all materials to be used and all loads to be supported or conveyed. Documents shall be reviewed and approved before any permit is issued.

3013.2 Permits. Equipment or devices subject to the provision of this Code shall not be constructed, installed, relocated or altered unless a permit has been received from the Building Code Official 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.

Section 3014 Tests and Inspections.

3014.1 General. All equipment and devices covered by the provisions of this Code shall be subjected to acceptance tests, periodic inspections and review of maintenance performance as required herein.

3014.2 Acceptance tests. Acceptance tests and inspections shall be required on all new, relocated and altered equipment subject to the provisions of this Code. 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 shall be done on all equipment. All such tests shall be made in compliance with the requirements of Section 8.10 of the current State adopted edition of ASME A17.1 and in the presence of a State-licensed QEI Inspector, the Building Code Official, or by an approved agency representing the Building Code Official, and in the presence of the person installing such equipment.

3014.3 Periodic tests and periodic inspections. Periodic test 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 Code.

3014.3.1 Periodic inspections and tests. Periodic tests shall be performed by the licensed elevator mechanic and witnessed by a State-licensed QEI inspector as part of the periodic inspection. The QEI inspector shall submit inspection and test results on the approved form not more than 30 days after completion of the test; to the Owner and Fire Code Official, or by an approved agency representing the Fire Code Official. Tests shall be made at the expense and responsibility of the owner. The elevator mechanic performing the inspection, or another mechanic from the same elevator contractor, shall not doubly serve as the State Licensed QEI.

3014.3.2 Frequency of tests and inspections. Tests and inspections shall be conducted at intervals of not more than those set forth in the current State adopted edition of ASME A17.1 for elevators, escalators, dumbwaiters and moving walks.

Section 3015 Additional Types of Equipment.

3015.1 Miscellaneous hoisting and elevating equipment. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the Fire Code Official to ensure safe operation.

3015.2 Conveyors. Conveyors and related equipment shall be inspected and tested in accordance with ASME B-20.1-2018.

59) Section 3102.1 shall be amended to read as follows:

3102.1 General. Tents and other temporary membrane structures may be erected for longer than 180 days provided they are on a parcel of land larger than four acres and are occupied for no longer than 180 days within any one-year time period. Tents and other temporary membrane structures may be stored in place during the remainder of the year provided they are unoccupied for a minimum of 180 consecutive days. Tents and other temporary membrane structures occupied for less than 180 days within any one-year time period shall comply with the International Fire Code and as amended in Article III of Chapter 170 of the City Code.

60) Section 3103.1.3 is amended to read as follows:

3103.1.3 Permit required. Temporary structures that cover an area greater than 150 square feet (13.94 m²), including connecting areas or spaces with a common means of egress or entrance that are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.

61) Section 3105.2 is amended to add the following to the end of the section:

3105.2 Design and construction. Canopies shall be entirely and securely supported from the building or structure in accordance with Chapter 16 of this Code without posts and other obstructions whatsoever upon the sidewalk. Fixed awnings and canopies shall be provided with adequate gutters and conductors for conveying the drainage therefrom to the storm sewer of the building.

62) Section 3105.4 shall be added to the International Building Code, and shall read as follows:

3105.4 Canopies over and adjacent to walking surface. The horizontal portion of the framework shall be not less than eight feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk shall be not less than seven feet. The depth of the vertical hanging fascia shall not exceed 36 inches.

- 63) Section 3105.5 shall be added to the International Building Code, and shall read as follows:
3105.5 Fixed or permanent awnings. The height of the lowest point of a fixed awning shall not be less than seven feet nor more than 15 feet above the sidewalk grade at the building line. The depth of the vertical hanging fascia shall not exceed 20 inches.
- 64) Section 3105.6 shall be added to the International Building Code, and shall read as follows:
3105.6 Retractable awnings. All retractable awnings shall be elevated at least seven feet six inches at the lowest part of the main framework thereof and not less than seven feet at the lowest part of the covering above the top of the sidewalk. Retractable awnings shall be supported without posts, by a non-ferrous bracket or by a non-ferrous framework attached securely to the building. The covering material shall be treated to render the material flame resistant. The bracket or other device for the purpose used and the method of attaching the awning to the building, support brackets and coverings shall not obstruct the public way or walking surface. Retractable awnings shall be equipped with a mechanism or device for raising and holding the awning in a secured, retracted or closed position against the face of the building.
- 65) Section 3306.9 shall be retitled and amended to read as follows:
3306.9 Adjacent to construction site. Every construction site shall be enclosed with a securable, screened chain link fence a min. of six feet in height. Fencing shall be of adequate strength to resist wind pressure as specified in Sections 1609. The Building Official shall have authority to make exceptions, as requested in writing. Gates on fences shall locked at all times when not occupied.

ARTICLE III. - FIRE CODE

Sec. 170.301. - International Fire Code Adopted by Reference.

The International Fire Code, 2024 Edition is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.302 of this Chapter.

Sec. 170.302. - Amendments to the International Fire Code.

The following words, provisions, and paragraphs are to be added to the following designated sections of the code adopted in Section 170.301. These amendments supersede the requirements of the indicated provisions of such code.

- 1) Section 101.1 shall be amended to read as follows:
101.1 Title. These provisions shall be known as “the City of Highland Park Fire Code” hereinafter referred to as “this Code.”
- 2) Section 101.2.1 shall be added to the International Fire Code, and shall read as follows:
101.2.1 Appendices. Appendices B through J and N shall be considered part of the requirements of this Code. Where differences occur between the provisions of this Code and referenced standards, the stricter standard shall apply.
- 3) Section 105.3.1 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.128

- 4) Section 105.3.2 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.128
- 5) Section 108.1 shall be retitled and amended to read as follows:
108.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
Please reference City of Highland Park Building Regulations, Section 170.127
- 6) Section 108.4 shall be amended to read as follows:
108.4 Work commencing before permit issuance. Any person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees.
- 7) Section 113.4 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.199
- 8) Section 114.4 shall be amended to read as follows:
Section 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 170.199
- 9) Section 202 shall be amended by adding the following definitions, which definitions shall read as follows:
SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
The term does not, however, include either:
 1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
 2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.**RECREATIONAL FIRE.** An outdoor fire burning materials, other than rubbish, where the fuel being burned is contained in an outside fireplace, outdoor fire pit, barbeque grill, or barbeque pit and has a total fuel area of three feet or less in diameter and two feet or less in height for pleasure, religious, ceremonial, or cooking purposes. Recreational fires and outdoor permanently-installed cooking equipment shall not be located within ten feet of any structure, measured from the closest outside edge of the fireplace, fire pit, or cooking equipment to the furthest most projection of the structure, unless otherwise allowed by manufacturer's specifications.

- 10) Section 506.1.3 shall be added to the International Fire Code, and shall read as follows:
506.1.3 Key box (Knox box). Unless approved by the fire code official, a key box shall be provided at the main entrance at each ground level tenant space of a multi-tenant structure or building. The key box shall be keyed and located within 5 feet of the front exit door and at 5 feet above the ground, unless otherwise approved by the fire code official.
- 11) Section 506.1.4 shall be added to the International Fire Code, and shall read as follows:
506.1.4 Master key system. All buildings or structures with 4 or more tenant spaces shall require a master key system and/or an individual key (Knox) box for each floor, unless otherwise approved by the fire code official.
- 12) Section 507.5.7 shall be added to the International Fire Code, and shall read as follows:
507.5.7 Fire hydrant identification. All private fire hydrants shall be painted red with a yellow bonnet.
- 13) Section 901.4.7.1 shall be amended to read as follows:
901.4.6.1 Access. Rooms containing fire pumps and/or risers shall be provided with a door allowing ready access to/from the exterior of the building or structure.
- 14) 903.2 Where required shall be amended to read as follows:
903.2 Where required. Approved automatic sprinkler systems shall be provided throughout all new and addition to buildings, structures, locations and portions thereof used in the following Use Groups and occupancies; A-1, A-2, A-3, A-4, A-5, B, Ambulatory Care Facilities, Clinic outpatient, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, S-1, S-2, Utility and Miscellaneous Group U. Approved automatic sprinkler systems shall be provided throughout all existing buildings, structures, locations and portions thereof used in the use group and occupancies as listed in this section where a Substantial Improvement has occurred or when the cumulative area of incremental additions to the structure or building exceeds 50 percent of the original building area.
- Exceptions:**
1. Sports participation areas, including air-supported, dome-type, or tension membrane structures, where all of the following conditions are met:
 - 1.1. The primary use of the space is limited to active sports participation, such as courts or playing surfaces, and not spectator assembly.
 - 1.2. The space contains no fixed spectator seating, stages, platforms, or similar features intended for audience use.
 - 1.3. The space is not used for exhibitions, trade shows, or other non-sport assembly purposes.
 - 1.4. The fuel load within the space is limited to the building membrane or enclosure, structural elements, and sports equipment customarily associated with the approved use.
 - 1.5. Any enclosed rooms, tenant spaces, or accessory structures located within or attached to the sports participation area, including but not limited to concessions, offices, storage rooms, mechanical rooms, or similar enclosed spaces, shall be provided with approved automatic sprinkler systems as otherwise required by this code.
 2. Addition to buildings, structures, locations and portions thereof less than 1,000 square feet, provided that the existing building is not already sprinkled.
 3. Detached accessory structures less than 1,000 square feet of fire area and not used for sleeping or cooking purposes and not containing hazardous materials.
- 15) Sections 903.2.1 through 903.2.11.3 shall be deleted.

16) Section 903.3.5 shall be amended to replace ""International Plumbing Code"" with ""Illinois Plumbing Code"", and shall add to end of said Section 903.3.5, an additional provision providing:

903.3.5 Water supplies. All automatic fire sprinkler systems shall be provided with a minimum safety factor in the sprinkler system design of ten percent or five psi whichever is greater.

17) Section 903.4.3 shall be amended to read as follows:

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. The following devices shall be located above the fire department connection on all automatic sprinkler systems:

1. A 110 cd strobe light with a blue lens connected to the building fire alarm system and a 110V, 10 inch bell connected to any waterflow switch, or;
2. A weatherproof AV device with a blue lens connected to the building fire alarm system which is programmed to activate on a waterflow condition.

Exception: Automatic sprinkler systems protecting single family detached, single family semi-detached (duplex), and two-family dwellings, not including single family attached Townhouses (3 or more dwellings attached).

18) Section 903.4.4 shall be added to the International Fire Code, and shall read as follows:

903.4.4 Low temperature monitoring. Fire pump rooms, fire sprinkler riser rooms, and standpipe riser rooms, which are heated by an individual heat source dedicated to the room, shall be provided with a listed room temperature supervisory signal-initiating device, operating as required by Section 17.16.5 of NFPA 72, and supervised by the building fire alarm system.

66) Section 905.3.1 shall be amended to read as follows:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Four or more stories are above or below grade plane.
2. The floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is located more than 18 feet (5486 mm) below the highest level of fire department vehicle access.

Exceptions:

1. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 1.1. Recessed loading docks for four vehicles or less.
 - 1.2. Conditions where topography makes access from the fire department vehicle to the Building impractical or impossible.

- 19) Section 907.1 shall be amended to read as follows:
907.1 General. This section shall cover the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures where a SUBSTANTIAL IMPROVEMENT is made to a building or structure.
- 20) Section 907.1.3.1 shall be added to the International Fire Code, and shall read as follows:
907.1.3.1 Fire alarm zone map. A fire alarm zone map showing a building floor plan and fire alarm system components shall be provided at each fire alarm control panel and fire alarm annunciator panel.
- 21) Section 907.1.4 shall be added to the International Fire Code, and shall read as follows:
907.1.4 Combination carbon monoxide and smoke detectors. The installation and location of Carbon Monoxide and Smoke Detectors shall comply with the Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/) and Chapter 29 of NFPA 72. All smoke detectors required by this code to be located within common areas shall be a combination smoke/carbon monoxide detectors. Combination smoke/carbon monoxide detector located in common areas shall be set to temporal 3 and report as an alarm condition. Installation shall comply with the manufacturer installation instructions.
- 22) Section 907.2 shall be added to the International Fire Code, and shall read as follows:
907.2 Where required - 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 as required by Sections 907.2.1 through 907.2.3.
- 23) Sections 907.2.1 through 907.10.2 shall be deleted in their entirety.
- 24) Section 907.2.1 shall be added to the International Fire Code, and shall read as follows:
907.2.1 Automatic fire detection system. An automatic fire detection system shall be installed throughout all of the following use group occupancies:
1. Group A
 2. Group B
 3. Group E
 4. Group F
 5. Group H
 6. Group I
 7. Group M
 8. Groups R-1 and R-2
 9. Group S
- 25) Section 907.2.2 shall be added to the International Fire Code, and shall read as follows:
907.2.2 Manual fire alarm system. A manual fire alarm system shall be installed throughout all of the following use group occupancies:
1. Group A
 2. Group B
 3. Group E
 4. Group F
 5. Group H

- 6. Group I
 - 7. Group M
 - 8. Groups R-1 and R-2
 - 9. Group S
- 26) Section 907.2.3 shall be added to the International Fire Code, and shall read as follows:
907.2.3 Emergency voice/alarm communication system. An emergency voice/alarm communication system shall be installed throughout all of the following use group occupancies:
- 1. Group A occupancies with an occupancy of 1,000 or more
 - 2. Group E
- 27) Sections 907.2.11 shall be retitled and amended to read as follows:
907.2.11 Single- and multiple-station Smoke Alarms, and Smoke Detection Systems. Smoke alarms and smoke detection systems shall be provided within R-1, R-2, R-3, R-4 and I-1 Use Groups in accordance with NFPA 72, Chapter 29 and the requirements of the Illinois Smoke Detector Act (425 ILCS 60/) as amended from time to time.
- 28) Sections 907.2.11.1 through 907.2.11.7 shall be deleted in their entirety.
- 29) Sections 907.2.15 through Section 907.2.22 shall be deleted in their entirety.
- 30) Section 907.6.3 shall be amended to delete Exceptions 1, 2, & 3.
- 31) Section 907.6.3.1 shall be amended to read as follows:
907.6.3 Annunciation. Unless approved by the fire code official of the Fire Alarm Control Unit, a remote annunciator shall be provided at the main entrance of all buildings and at each ground level tenant space. Remote annunciators shall provide the functions of acknowledge, silence, and resetting upon activation using a key, which shall be provided for the building's Key (Knox) box.
- 32) Section 907.6.3.1.2 shall be added to the International Fire Code, and shall read as follows:
907.6.3.1.2 Multi-tenant Occupancies. In multi-tenant occupancy buildings served by a fire alarm system which includes notification appliances serving more than a single tenant, an exterior visible notification appliance shall be provided over the main entrance at all ground level tenant spaces only, in a location approved by the fire code official. The appliance shall be a weatherproof appliance, with a clear lens, and shall be not less than 75 candelas. Occupant notification shall be throughout all tenant spaces and shall ring by tenant upon system activation.
- 33) Section 907.6.4.2 shall be deleted in its entirety.
- 34) Section 907.6.6 shall be amended to read as follows:
907.6.6 Monitoring. Fire alarm systems required by this Chapter, other provisions of the City Code, or by the International Building Code shall be monitored by a UL listed central station. The communications channel between the protected premises and the supervising station shall comply with NFPA 72.
- 35) Section 912.2.3 shall be added to the International Fire Code, and shall read as follows:
912.2.3 Fire department connections. Fire department connections shall be located within 100 feet of a fire hydrant supplied by the municipal water system.

- 36) Section 912.3.1 shall be added to the International Fire Code, and shall read as follows:
912.3.1 Connection type. Fire department connections shall be a standard Siamese connection and shall utilize NST threads.
- 37) The title to Section 913 shall be amended to read "Fire Pumps and Riser Rooms".
- 38) Section 913.2.1 shall be amended to read as follows:
913.2.1 Protection of fire pump and riser rooms. Fire pumps and automatic sprinkler risers shall be located in rooms constructed of one-hour fire-resistance rated fire barriers and horizontal assemblies, with opening protectives, as required by Chapter 7 of this Code.
- 39) Section 915.7 shall be added to the International Fire Code, and shall read as follows:
915.7 Illinois Carbon Monoxide Detector Alarm Act. In addition to the requirements of Section 915.1 through 915.6, the requirements of the Illinois Carbon Monoxide Detector Alarm Act (430 ILCS 135/) shall apply to all buildings. Where a conflict exists, the most-restrictive requirement(s) shall apply.
- 40) Section 1031.6 shall be retitled and amended to add the following text to the end of said Section 1030.5, to read as follows:
1031.6 Bars, guards, grilles, covers and screens. Window and area wells that are more than 30 inches in depth shall be protected in accordance with either: (1) an approved cover; or (2) surrounded by an approved guardrail.
Exception: Where there is a terrace with a width of 36 inches or more that is located less than 30 inches below the top edge of the window or area well.
- 41) Section 1207.11.3 Condition #4 shall be amended to read as follows:
1207.11.3 Condition #4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch Type X gypsum wallboard. Basements used for ESS systems shall be Pre-designed for one hour-fire rated separation with self-closing one hour fire rated door. An automatic sprinkler shall be provided in such areas. A separate building permit shall be required for ESS systems located in the basement.
- 42) 1207.11.4 Condition #1 shall be deleted and replaced with the following, to read as follows:
1207.11.4 Condition #1. Regardless of kWh, basements, storage, or utility closets shall comply with Condition #4 of the 2024 IFC, Section 1207.11.3 City of Highland Park amendment.
- 43) 1207.11.4.1 shall be added to the International Fire Code, and shall read as follows:
1207.11.4.1 Volatile Organic Compound (VOC) Monitoring System. Energy Storage Systems installed in garages, basements, storage, or utility closets that comply with 2024 IFC, Section 1207.11.3 City of Highland Park amendment; shall be required to have an Volatile Organic Compound Detector capable of detecting electrolyte leaks and that is interconnected to the Fire Alarm System.
- 44) Section 3103.2 is amended to delete subsection (1); and shall read as follows:
3103.2 Approval required. Tents and membrane structures having an area in excess of 150 square feet (13.94 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the building code official. Please reference City of Highland Park Building Regulations Sec. 170.130.

- 45) Section 3405.8 shall be added to the International Fire Code, and reads as follows:
3405.8 Other Requirements. The quantities, distances and heights identified in Section 3405 shall be regulated in accordance with the Zoning Code as amended and where applicable.
- 46) Section 3407.5 shall be added to the International Fire Code, and reads as follows:
3407.5 Other Requirements. The quantities, distances and heights identified in Section 3407 shall be regulated in accordance with the Zoning Code as amended and where applicable. Please reference City of Highland Park Building Regulations Chapter – 173.

ARTICLE IV. - RESIDENTIAL CODE

Sec. 170.401. - International Residential Code for One- and Two-Family Dwellings Adopted by Reference.

For the purpose of establishing rules and regulations for the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions, use or maintenance of one- and two- family dwellings and townhouses, the International Residential Code for One- and Two-Family Dwellings, 2024 Edition, as follows: Chapters 1-10, 12-44, along with Appendices A, B, C, D, E, F, G, H, I, J, K, M, O, Q, and T thereto, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.403 of this Chapter.

Sec. 170.402. - Single-Family Dwelling Models.

Upon proper application, together with payment of the requisite fees, model home permits may be issued upon a lot or parcel of land prior to Council's final acceptance of streets and public service utilities; provided, however, that said building permits are conditioned as hereinafter stated.

- 1) During the course and process of construction of said models, all methods of ingress and egress used by the developer and any of its sub-trades shall be confined to a temporary road.
 - a) A permit is required for the construction of such temporary road to service the model homes under construction on private property for maximum distance into said private property as determined by the City Engineer. Said temporary road will be a minimum width of 20 feet, constructed of crushed stone aggregate to a minimum compacted depth of eight inches and shall be kept in good repair during the period of construction.
 - b) Diligent efforts are to be exercised by the developer to keep adjoining streets free and clear of mud resulting from any work, labor, or materials and vehicles used in connection therewith during the course of construction of these model homes.
- 2) The developer is to maintain adequate on-site drainage to protect adjoining properties.
- 3) The required foundation elevation is to be approved by the City Engineer prior to the issuance of a building permit for a model home.
- 4) No construction work of a combustible nature shall be commenced until water main improvements are installed and serve the building site with potable water for consumption and firefighting purposes.
- 5) A temporary sign permit is required for a sign denoting the name of the proposed street, subdivision, and model home address.
- 6) No installation of gas, electric, or telephone service shall be made prior to the acceptance of the underground improvements (storm sewers, sanitary sewers, and water mains) serving the building site.
- 7) In the event permanent roads are paved with concrete, the roads are to be barricaded, and any and all work pertaining to the construction of model homes shall totally cease; such cessation shall continue until

such road pavement has cured for a period of 14 days. A full-time guard is to be maintained for a period of 72 hours after completion of finishing operations in order to ensure that no one uses said pavement.

- 8) No occupancy permits shall be issued for model homes until all underground and surface public improvements have been completed and accepted by the City and all other applicable building code requirements have been completed and approved by the Building Department.

Sec. 170.403. - Amendments to the International Residential Code for One- and Two-Family Dwellings.

The following words, provisions, and paragraphs are to be added to following designated sections of the code adopted in Section 170.401. These amendments supersede the requirements of the indicated provisions of such code.

- 1) Section R101.1 shall be amended to read as follows:
R101.1 Title. These provisions shall be known as "the City of Highland Park Residential Code" hereinafter referred to as ""this code."
- 2) Section R103.1 shall be amended to read as follows:
R103.1 Creation of enforcement agency. "The Department of Community Development, Building Division" is hereby created and the official in charge is known as the "Building Official" The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- 3) Section R105.1.1 shall be added to the International Residential Code, and shall read as follows:
R105.1.1 Roofing work. Proof of licensure shall be required at the time of permit application in accordance with the Illinois Roofing Licensing Act (225 ILCS 335). The Building Official shall require the certification from a state licensed architect, engineer, or roofing contractor that the work has been completed in accordance with this Code and the manufacturer's specifications. Any person who falsely certifies that work has been completed according to code shall be guilty of a violation of this Code and subject to the penalties set forth in Section 170.199 of the City Code.
- 4) Section R105.2 is amended to read as follows:
R105.2 Work exempt from permit. Permits are not required for the following. Exemptions from the permit requirements of this Code are not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of the City.

Building:

1. Fencing repairs impacting less than 25 percent of the total linear footage of fencing.
2. Retaining walls that are not over three feet or greater in height, as measured from the finished grade at the base of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A liquids. Retaining walls greater than 3 feet in height shall require a permit and a review by a Structural Engineer or Civil Engineer licensed in the State of Illinois.
lids, supported directly on grade if the capacity is not greater than 75 gallons.
3. Water tanks, enclosed with lids, supported directly on grade if the capacity is not greater than 75 gallons.
4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
5. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
6. Swings and other playground equipment.
7. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
8. Roofing repairs changing 25 percent or less of the total roofing area.
9. Replacement siding, unless the structure needs to be modified in order to support the new siding.

10. Tents less than or equal to 150 square feet in area.
11. Window replacement where the opening sizes do not change and are installed in the same openings as the existing windows.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus, or equipment operating less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation appliances.
3. Portable cooling unit.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing ten pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

- 5) Section R105.5 shall be deleted in its entirety.

Please reference City of Highland Park Building Regulations, Section 170.128

- 6) Section R106.3.1 shall be amended to read as follows:

R106.3.1 Approval of construction documents. When issuing a permit, the Building Official shall denote their approval of the construction documents in writing or with a stamp. One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of the work, and shall be open to inspection by the Building Official or their authorized representatives.

- 7) Section R108.1 shall be amended to read as follows:
R108.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
Please reference City of Highland Park Building Regulations, Section 170.128
- 8) Section R108.4 shall be amended to read as follows:
R108.4 Work commencing before permit issuance. Any person who commences any work on a mechanical system before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees.
Please reference City of Highland Park Building Regulations, Section 170.127
- 9) Section R110.3 shall be deleted in its entirety.
Please reference City of Highland Park Building Code, Section 170.104
- 10) Section R113.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Code, Section 170.199
- 11) Section R114.4 shall be amended to read as follows:
R114.4 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 170.199
- 12) Section R202 shall be amended by adding the following definitions, which definitions shall read as follows:
RECREATIONAL FIRE. An outdoor fire burning materials, other than rubbish, where the fuel being burned is contained in an outside fireplace, outdoor fire pit, barbeque grill, or barbeque pit and has a total fuel area of three feet or less in diameter and two feet or less in height for pleasure, religious, ceremonial, or cooking purposes.
RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.
RETAINING WALL. A retaining wall is a vertical, self-supporting structure constructed of concrete, durable wood, masonry, or other materials, designed to resist the lateral displacement of soil or other materials.
FIRE ALARM SYSTEM. A system or portion of a combination system consisting of components and circuits arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.
- 13) Table R301.2 shall be completed to read as follows:
Table R301.2. Ground snow load- 39; Wind speed- 107; Seismic design category-B; Weathering-Severe; Frost line depth-42 inches; Termite-slight to moderate; Winter design temp.-4 degree; Ice barrier required-yes; Flood hazards-Yes; Air freezing index-2,000; Mean annual temp.-50 degrees.
Manual (J) Design Criteria from Table R301.2(1) of the International Residential Code. Elevation-___; Latitude-___; Winter heating-___; Altitude correction factor-___; Indoor design temperature-___; Design temperature cooling-___; Heating temperature difference-___; Cooling temperature difference-___; Wind velocity heating-___; Coincident wet bulb-___; Daily range-___; Winter humidity-___; Summer humidity-___.

- 14) Section R302.16 shall be added to the International Residential Code, and shall read as follows:
R302.16 Recreational fires and outdoor cooking equipment. Recreational fires and outdoor permanently-installed cooking equipment shall not be located within ten feet of any structure, measured from the closest outside edge of the fireplace, fire pit, or cooking equipment to the furthest most projection of the structure, unless otherwise allowed by manufacturer's specifications.
- 15) Section R309.1 shall be amended to read as follows:
R309.1 Townhouse automatic sprinkler systems. An automatic sprinkler system shall be installed throughout all new townhouses, including all attached garages.
Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that are not already provided with an automatic sprinkler system.
- 16) Section R309.1.2 shall be added to the International Residential Code, and shall read as follows:
R309.1.2 Townhouse Alarm Systems. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location visible from the public way, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. Where a waterflow switch is required by IFC Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. The approved audible and visual alarm devices is as follows:
1. A 110 cd strobe light with a blue lens connected to any waterflow switch, or;
 2. A weatherproof AV device with a blue lens connected to any waterflow switch.
- 17) Section R309.2 shall be amended to read as follows:
R309.2 One- and two-family dwellings automatic sprinkler systems. An automatic sprinkler system shall be installed throughout all new one- and two-family dwellings, including all attached garages. An automatic sprinkler system shall be installed throughout existing one- and two-family dwellings, including all attached garages, where an improvement, combination of improvements, or repair work is proposed and the total cost of such work exceeds seventy-five (75) percent of the market value of the structure prior to commencement of the work, as determined by the Building Official.
Exception: An automatic sprinkler system shall not be required for additions, alterations, or repairs to existing one- and two-family dwellings that are not already provided with an automatic sprinkler system, provided that the proposed work does not exceed seventy-five (75) percent of the market value of the structure prior to commencement of the work.
- 18) Section R309.2.1 shall be amended to read as follows:
R309.2.1 Design and installation. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D. In addition, a flow switch shall be installed with a bell alert system installed on the supply duct of each HVAC system.
- 19) Section R310.3 shall be amended to read as follows:
R310.3 Location. Smoke alarms and smoke detection systems shall be provided in accordance with NFPA 72, Chapter 29 and the requirements of the Illinois State Fire Marshal & Illinois Smoke Detector Act (425 ILCS 60/)

- 20) Section R310.6.1 shall be added to the International Residential Code, and shall read as follows:
R310.6.1 System wiring and cables. All wiring and fire alarm cables shall be UL listed FPLR power-limited fire alarm cable installed with drive rings or approved cable clamps. The use of bare staples or BX tacks are prohibited. All cable runs and pulls must be complete and all splicing or terminations shall occur in accessible boxes or splice points. Exposed wiring and cables are permitted only in areas where accessible. In concealed spaces or areas where the wiring and cables may become damaged, all wiring and cables shall be installed within metallic raceways and terminate in metallic outlet boxes.
- 21) Section R310.8 shall be added to the International Residential Code, and shall read as follows:
R310.8 Key (Knox) box required. A key (Knox) box required in all One and Two Family Dwellings where monitored low voltage fire alarm systems, monitored fire sprinkler systems, residential elevators or lift systems, or medical alert systems are installed. The key box shall be keyed and located within five feet of the front exit door and no lower than five feet above the ground.
- 22) Section R311.3 shall be amended to read as follows:
R311.3 Carbon monoxide alarms. The installation and location of Carbon Monoxide Alarms shall comply with the Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/) and Chapter 29 of NFPA 72. All smoke detectors required by this code to be located within common areas shall be a combination smoke/carbon monoxide detector. Installation shall comply with the manufacturer installation instructions.
- 23) Section R317.8 shall be added to the International Residential Code, and shall read as follows:
R317.8 Heat detectors in garages. Heat detectors shall be installed in garages attached to dwellings. Heat detectors shall be listed and installed in accordance with NFPA 72 and shall be interconnected to provide audible notification within the dwelling. Heat detectors shall not be required to initiate sprinkler systems.
- 24) Section R319.4.4 shall be retitled and amended to add the following to the end of said Section R312.1.1, to read as follows:
R319.4.4 Bars, guards, grilles, covers, and screens. All window and area wells that are more than 30 inches in depth shall be protected (even if they are not intended for an Emergency Escape and Rescue Openings) in accordance with either of the following methods:
1. An approved cover; or
 2. Surrounded by an approved guardrail.
- Exception:** Where there is a terrace with a width of 36 inches or more that is located less than 30-inches below the top edge of the window or area well.
- 25) Section R321.3 shall be added to the International Residential Code, and shall read as follows:
R321.3 Adjacent to construction sites. Every construction site shall be enclosed with a securable, screened chain link fence that is a minimum of six feet in height. Fencing shall be of adequate strength to resist wind pressure. The Building Official shall have authority to make exceptions, as requested in writing. Gates on fences shall locked at all times when not occupied.
- 26) Section R322.1 shall be retitled and amended to read as follows:
Section R322.1 Accessibility. The State of Illinois Accessibility Code as amended shall control the design and construction of buildings and facilities for accessibility.
- 27) Section R330.4 Condition #4 shall be amended to read as follows:
R330.4 Condition #4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of

unfinished wood-framed construction shall be provided with not less than 5/8-inch Type X gypsum wallboard. The rooms shall be pre-designed for one hour-fire rated separation with self-closing one hour fire rated door. An automatic sprinkler shall be provided in such areas. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4. A separate building permit shall be required for ESS systems located in the basement.

- 28) R330.5 Condition #1 shall be deleted and replaced with the following, to read as follows:
R330.5 Condition #1. Regardless of kWh, basements, storage, or utility closets shall comply with Condition #4 of the 2024 IRC, Section R330.4 City of Highland Park amendment.
- 29) Section R330.7 shall be amended to add the following text to the end of such Section R330.7:
R330.7 Fire detection. Volatile organic compound (VOC) detectors shall be installed in garages, utility closets, basements, and storage utility spaces that accommodate ESS systems.
- 30) Section R401.1 shall be amended to delete all exceptions and read as follows:
R401.1 Application. The provisions of this Code shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this Code, the design and construction of foundations in flood hazard areas as established by Table R301.2 shall meet the provisions of Section R306.
- 31) Section R402.1 shall be amended to read as follows:
R402.1 Wood foundations. Wood foundations shall be prohibited.
- 32) Section R402.1.1 shall be deleted in its entirety.
- 33) Section R402.1.2 shall be deleted in its entirety.
- 34) Section R402.4 shall be amended to read as follows:
R402.4 Masonry. Masonry foundations shall be prohibited.
- 35) Section R403.1 shall be amended to read as follows:
R403.1 General. All exterior walls shall be supported on monolithically poured concrete foundation walls that are supported by continuous monolithically poured concrete footings or other approved structural systems which shall be sufficient design to accommodate all loads in accordance with Section 301 and to transmit the loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill, except when erected upon solid rock or otherwise protected from frost, engineered foundation wall piers or other engineered permanent supports not prohibited by Article IV Residential Code. Where concrete footings are required to support buildings and structures, the bottom of the footing shall extend to a depth of 42 inches measured from finished grade, except that turned down footings supporting accessory structures as permitted are not required to extend to 42 inches below grade. All spread footings shall be of adequate size and designed to distribute the imposed loads within the allowable bearing value of the soil. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403, or in accordance with ACI 332.
- 36) Section R403.1.1 shall be amended to read as follows:
R403.1.1 Minimum size. Concrete footings shall have a minimum width (W) of no less than 16 inches and a minimum thickness (T) of no less than eight inches and where applicable shall be in accordance with Tables R403.1(1) through R403.1(3) and Figure R403.1(1) or R403.1.3. The footing width shall be based on

the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections (P) shall be not less than two inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for precast foundations shall be in accordance with the details set forth in Section R403.4, Table R403.4, and Figures R403.4(1) and R403.4(2).

- 37) Section R403.1.6.2 shall be added to the International Residential Code, and shall read as follows:
R403.1.6.2 Shed anchorage. Sheds shall be anchored to the ground or to a permanent foundation by an approved anchorage system designed to resist applicable wind and uplift forces.
- 38) Section R403.2 shall be deleted in its entirety.
- 39) Section R403.4.1 shall be deleted in its entirety.
- 40) Section R404.1 shall be retitled and amended to read as follows:
R404.1 Concrete foundation walls and masonry retaining walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry retaining walls shall be selected and constructed in accordance with the provisions of Section R404.1.2.
- 41) Section R404.1.1 shall be amended to read as follows:
R404.1.1 Design required. Concrete foundation or masonry retaining walls shall be designed in accordance with accepted engineering practice where either of the following conditions exists:
1. Walls are subject to hydrostatic pressure from ground water.
 2. Walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top or bottom.
 3. Masonry retaining walls shall be designed in accordance with Section R404.4.
- 42) Section R404.1.2 and Section 404.1.2.1 shall be amended to replace all references of "masonry foundations" with "masonry retaining walls".
- 43) Section R404.1.5 shall be amended to not apply to masonry foundations.
- 44) Section R404.1.5.1 shall be deleted in its entirety.
- 45) Section R404.1.8 shall be deleted in its entirety.
- 46) Section R404.1.9 shall be amended to add the following text to the end of said Section R404.1.9, to read as follows:
R404.1.9 Isolated masonry piers. Isolated masonry pier use is limited to above-grade only.
- 47) Sections R404.2 through 404.2.6 are deleted in their entirety.
- 48) Sections R406.3 through 406.3.4 are deleted in their entirety.
- 49) Section R407.1 shall be retitled and amended to read as follows:
R407.1 Wood columns and posts. Wood columns and posts supporting structures are prohibited from being buried below grade (except fence posts). Wood columns and posts shall be anchored to concrete footings above grade by an approved manufactured post connector. Wood columns and posts shall be protected from decay as set forth in Section R317.

- 50) Section R408.6 shall be amended to read as follows:
R408.6 Finished grade. The finished grade of under-floor surfaces shall be comprised of at least two inches of washed stone, leveled and covered with a continuous Class I vapor retarder with joints overlapped by six inches and at least a two inch slush coat. The finished grade shall be located at least three feet from the bottom of the floor framing above, or not lower than the top of the footing. If the finished grade is located within 12 inches of the top of the footing, an approved drain tile system shall be required.
- 51) Section R507.1 shall be amended to add the following text to the end of such Section R507.1, to read as follows:
R507.1 Decks. Decks that exceed six (6) feet in height above grade, or decks of unusual design, configuration, loading, or site conditions as determined by the Building Official, shall be designed in accordance with accepted engineering practice by a registered design professional licensed in the State of Illinois.
- 52) Section R507.3 shall be amended to delete all of the Exceptions.
- 53) Section R507.4.1 shall be amended to read as follows:
R507.4.1 Deck-post-to-deck footing connection. Deck posts are prohibited from being buried below grade. Deck posts shall be anchored to concrete footings above grade by an approved manufactured post connector.
- 54) Section R1305.1.1.1 shall be added to the International Residential Code, and shall read as follows:
R1305.1.1.1 Heat detectors in mechanical rooms. Approved heat detectors shall be installed in all mechanical rooms. Heat detectors shall be listed and installed in accordance with NFPA 72 and shall be interconnected to provide audible notification within the dwelling. Heat detectors shall not be required to initiate sprinkler systems.
- 55) Section R1305.1.2.2 shall be added to the International Residential Code, and shall read as follows:
R1305.1.2.2 Mechanical rooms. Appliances in attic spaces outside the thermal envelope of the building shall be installed inside a room with a solid floor. This room shall be dry-walled taped and insulated with an exterior grade door and jamb large enough to remove the largest appliance. The minimum room size shall be large enough to accommodate the appliance including a level service space not less than 30 inches deep, 30 inches wide and five feet tall in front of or on the service side of the appliance.

ARTICLE V. - MECHANICAL CODE

Sec. 170.501. - Short Title.

This Article shall be known and cited as "The City of Highland Park Mechanical Code".

Sec. 170.502. - International Mechanical Code Adopted by Reference.

The International Mechanical Code, 2024 Edition, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.503 of this Chapter.

Sec. 170.503. - Amendments to the International Mechanical Code.

The International Mechanical Code, 2024 Edition, is hereby amended as follows:

- 1) Section 101.1 shall be amended to read as follows:
101.1 Title. These regulations shall be known as the City of Highland Park Mechanical Code, herein-after referred to as "this code".
- 2) Section 103.1 shall be amended to read as follows:
103.1 Creation of agency. The Department of Community Development, Building Division"" is hereby created and the official in charge is known as the "Building Official".
- 3) Section 105.4.3 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.128
- 4) Section 105.4.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.128
- 5) Section 108.1 shall be retitled and amended to read as follows:
108.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
Please reference City of Highland Park Building Regulations, Section 170.127
- 6) Section 108.2 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.127
- 7) Section 108.4 shall be amended to read as follows:
108.4 Work commencing before permit issuance. Any person who commences any work on a mechanical system before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees.
Please reference City of Highland Park Building Regulations, Section 170.127
- 8) Section 114.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.199
- 9) Sections 115.1 through 115.3 shall be deleted in their entirety.
Please reference City of Highland Park Building Regulations, Section 170.199
- 10) Section 115.4 shall be amended to read as follows:
Section 115.4 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 170.199
- 11) Section 306.3.2 shall be added to the International Mechanical Code, and shall read as follows:
306.3.2 Mechanical rooms. Appliances in attic spaces outside the thermal envelope of the building shall be installed inside a room with a solid floor. This room shall be dry-walled taped and insulated with an exterior grade door and jamb large enough to remove the largest appliance. The minimum room size shall be large enough to accommodate the appliance including a level service space not less than 30 inches deep, 30 inches wide and five feet tall in front of or on the service side of the appliance.

- 12) Section 307.2.3 shall be amended to read as follows:
307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from a humidifier or other condensate producing equipment's primary drainage/condensate removal system, an auxiliary drain pan with a separate drain and a water-level detection device shall be provided. Water-level detection devices shall conform to UL 508 and shall shut off the equipment.

Exception: Fuel-fired appliances that automatically shut down operation in the event of a stoppage in the condensate drainage system.
- 13) Section 602.2.1 shall be amended to read as follows:
602.2.1 Stud cavity and joist space plenums. The spaces between studs or joist shall not be utilized as a plenum for either supply or return air.
- 14) Section 1005.2 shall be amended to read as follows:
1005.2 Potable water supply. The water supply to all boilers shall be connected in accordance with the Illinois Plumbing Code as amended.
- 15) Section 1005.2.1 shall be added to the International Mechanical Code, and shall read as follows:
Section 1005.2 .1 Backflow preventers. Backflow preventers shall be installed on all broilers connected to the potable water supply.

ARTICLE VI. - FUEL GAS CODE

Sec. 170.601. - Short Title.

This Article shall be known and cited as "The City of Highland Park Fuel Gas Code".

Sec. 170.602. - Adoption of the International Fuel Gas Code.

The International Fuel Gas Code, 2024 Edition, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.603 of this Chapter.

Sec. 170.603. - Amendments to the International Fuel Gas Code.

The International Fuel Gas Code, 2024 Edition, is hereby amended as follows:

- 1) Section 101.1 shall be amended to read as follows:
101.1 Title. These regulations shall be known as the City of Highland Park Fuel Gas Code, herein-after referred to as "this code".
- 2) Section 103.1 shall be amended to read as follows:
103.1 Creation of agency. The Department of Community Development, Building Division"" is hereby created and the official in charge is known as the "Building Official".
- 3) Section 105.5.3 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.128

- 4) Section 105.5.4 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.128
- 5) Section 108.1 shall be retitled and amended to read as follows:
108.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
Please reference the City of Highland Park Building Regulations, Section 170.127
- 6) Section 108.4 shall be amended to read as follows:
108.4 Work commencing before permit issuance. Any person who commences any work on a mechanical system before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees.
- 7) Section 108.2 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.127
- 8) Section 113.4 shall be deleted in its entirety.
Please reference the City of Highland Park Building Regulations, Section 170.199
- 9) Section 114.4 shall be amended to read 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 170.199

ARTICLE VII. - PLUMBING CODE

Sec. 170.701. - Short Title.

This Article VII shall be known and cited as "The Highland Park Plumbing Code."

Sec. 170.702. - Definitions.

For the purpose of this Article VII, the following terms or words shall have the meaning indicated in this Section. The definition as contained in this Section shall take precedence over any other accepted meaning, including those contained in any reference material referred to in this Article VII.

Plumbing System includes the water service piping; water supply and distribution pipes; plumbing fixtures and traps; soil, waste and vent pipes; building drains, including their respective connections, devices and appurtenances within the property lines of the premises, and water-treating or water-using equipment. The plumbing system does not include a storm sewer, storm water or ground water management system or any part thereof. For storm sewer, storm water and ground water management requirements, refer to Section 51.300 of the City Code.

Public or Public Use means, in the classification of plumbing fixtures, all fixtures except those which are located in a private dwelling.

Sec. 170.703. - Illinois State Plumbing Code Adopted by Reference.

The Illinois State Plumbing Code (77 Ill. Adm. Code 890.110 et seq.), is hereby adopted, and by this reference, incorporated as if fully set forth herein. When any provision of this Article conflicts with a provision of the Illinois State Plumbing Code, the stricter regulation shall govern.

Sec. 170.704. - Amendments to Illinois State Plumbing Code.

The following amendments to the Illinois State Plumbing Code shall control whenever a conflict arises between the amendments set forth in this Section and the provisions of the Illinois State Plumbing Code.

- 1) *Section 890.570(d)* shall be amended to add the following text to paragraph (10):
Section 890.570(d)(10) Parking and driveways: Gas and oil interceptors located within vehicular parking areas or driveways shall be encased in concrete a minimum thickness of six inches on the bottom and all sides.
- 2) **Appendix A, Table A** shall be amended to delete the following provisions:
 1. **Building Drainage/Vent Pipe** Delete: "12) Polyvinyl Chloride (PVC) Pipe with Cellular Core, ASTM F8912010, ASTM F1760-2011."
 2. **Materials for Building Sewer** Delete: "1) Acrylonitrile Butadiene Styrene (ABS) Pipe, ASTM D 2661-2011, CSA B181.1-2011 in B1800." "8) Polyvinyl Chloride (PVC) Pipe with Cellular Core, ASTM F 891-2010."
 3. **Materials for Water Service Pipe** Delete: "1) Acrylonitrile Butadiene Styrene (ABS) Pipe, ASTM D 1527-2005." "4) Chlorinated Polyvinyl Chloride (CPVC) Pipe, ASTM D 2846/D 2846M2009be1, ASTM F 441/F 441M-2012, ASTM F 442/F 442M-2012, CSA B137.6-2009 in B137." "8) Poly Butylene (PB) Pipe/Tubing, CSA B137.8-2009 in B137."
 4. **Materials for Water Distribution Pipe** Delete: "2) Chlorinated Polyvinyl Chloride (CPVC) Pipe, ASTM D 2846/D 2846M-2009be1, ASTM F 441/F 441M-2012, ASTM F 442/F 442M-2012, CSA B137.6-2009 in B137." "5) Cross Linked Polyethylene Distribution Systems, ASTM F 876-2013a, ASTM F877-2011a, ASTM F 1807-2012 "7) Poly Butylene (PB) Pipe/Tubing, CSA B137.8-2009 in B137." "8) Polypropylene Pipe, ASTM F 2389-2010. "9) Polyvinyl Chloride (PVC) Pipe, ANSI/NEMA Z535.1-2006 (R2011), ASTM D 1785-2012, ASTM D 2241-2009, ASTM D 2672-2009, CSA B137.3-2009 in B137."

Sec. 170.705. - Conformity to Illinois Plumbing License Law Required.

No person shall engage in the business of plumbing in the City of Highland Park, either as a plumbing contractor, journeyman plumber, or apprentice plumber, except in accordance with the license requirement of the Plumbing License Law of the State of Illinois.

Sec. 170.706. - Administrative Authority.

The Building Official is hereby designated as the Administrative Authority for the purpose of enforcing the provisions of this Article.

Sec. 170.707. - Illinois Certified Plumbing Inspector.

The City's Certified Plumbing Inspector shall be the authorized representative of the Building Official and shall carry out the duties of enforcing the requirements of this Article, including the issuance of permits, inspections, issuance of notices, and preparation of formal complaints for processing by the Corporation Counsel.

Sec. 170.708. - Cash Deposit to Protect Public Property.

The plumbing contractor, employing plumber, self-employed journeyman plumber, drain (sewer) layer, the property owner, or the general contractor shall deposit with the City Collector for each sewer or water tap installation for which a permit is obtained, cash or a letter of credit at the rate set forth in the Annual Fee Resolution or more, if deemed necessary by the Superintendent of Streets. From this amount shall be deducted any cost of repair or replacement for any damage done to public property by the contractor in the prosecution of the work for which permit has been issued, if the contractor fails to repair, replace or restore the damaged public property in as good or better than the original condition, or failure of the contractor to maintain the construction site in a safe, satisfactory and clean condition with required barricades, caution lights and removal of debris. Such deposit or the residuum thereof in event of deduction for damage to public property, shall be returned upon application of the depositor and after inspection and approval of the work by the Superintendent of Streets.

Sec. 170.709. - Sewer Connection Permits and Dye Test Requirements.

- (A) No person, firm or corporation may connect any building storm or sanitary drain with any public storm or sanitary sewer now existing or hereafter constructed, until a permit for such connection shall have been obtained from the Building Official, which shall not be issued prior to payment by the applicant of the fee therefor, in the amount set forth in the Annual Fee Resolution.
- (B) A dye test of all existing downspouts and sump pump drains shall be required for structure additions or renovations of 50 square feet or greater. This test shall be performed by the Department of Public Works. The results, which determine a proper connection to the City infrastructure, shall be provided to the Building Division to be utilized in the permitting process. Permit approval and issuance shall be contingent upon the terms and conditions of the dye test and any corrections necessary to comply with all sections of this Code.

Sec. 170.710. - Plumbing Permit Fees.

- (A) *New Plumbing Fixtures.* The fee for the installation of each plumbing fixture shall be in the amount set forth in the Annual Fee Resolution.
- (B) *Replacement Plumbing Fixtures.* The fee for the replacement of any plumbing fixture requiring no changes in the water supply or drainage piping to the fixture shall be in the amount set forth in the Annual Fee Resolution per fixture.
- (C) *Replacement Water Heater.* The fee for a water heater replacement shall be in the amount set forth in the Annual Fee Resolution.
- (D) *Third-party Fee.* The fee for any third-party inspection or service required pursuant to this Code shall be in the amount set forth in the Annual Fee Resolution.

Sec. 170.711. - Private Sewage Disposal System Fees.

The fee for each private sewage disposal system or portion thereof including inspections fees, shall be the rate set forth in the Annual Fee Resolution. In addition, any applicant for any such private sewage disposal system must provide a permit therefore from Lake County prior to the issuance of any such permit.

Sec. 170.712. - Sanitary Sewer or Storm Sewer Connection and Dye Testing Charge.

(A) The charge for connecting a sanitary sewer or storm sewer with a public sanitary sewer or storm sewer shall be in the amount set forth in the Annual Fee Resolution.

(B) Dye Test. The fee for performing a dye test of existing downspouts and sump pump drains shall be in the amount set forth in the Annual Fee Resolution.

Sec. 170.713. - Notification to Plumbing Inspector.

The Plumbing Inspector shall be notified by the firm or the person doing the work when any plumbing work is begun and when it is ready for inspection. All work shall be left completely uncovered and convenient for examination until inspected and approved.

Sec. 170.714 - Automatic Water Meter (AMR) Location

For all residential and commercial properties where the water meter is installed inside the building, the Electrical Contractor shall furnish and install a ½-inch diameter empty conduit with pull cord to the exterior of the building.

The conduit shall be continuous and unobstructed and shall run from the incoming water service meter to the proposed Automatic Meter Reader (AMR) location, preferably located on the front elevation of the structure, unless otherwise approved by the City.

The conduit shall be installed in a manner that allows for future installation, maintenance, and replacement of AMR wiring without disruption to finished surfaces.

ARTICLE VIII. - ELECTRICAL CODE

Sec. 170.801. - Short Title.

This Article VIII shall be known and cited as "The City of Highland Park Electrical Code".

Sec. 170.802. - NFPA 70 National Electrical Code Adopted by Reference.

The National Electrical Code, 2023 Edition, and Annex H, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.803 of this Chapter.

Sec. 170.803. - Amendments to the NFPA 70 National Electrical Code.

The following amendments to the National Electrical Code, 2023 Edition, shall control whenever a conflict arises between the amendments and the provisions of the National Electrical Code, 2023 Edition, together with Annex H provided therein, except as amended by this Code:

- 1) Article 100 shall be amended by adding the following definitions, which definitions shall read as follows:

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained

substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure. For the purposes of this exclusion, a historic building shall be any of the following:
 - 2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
 - 2.2. Determined by the Secretary of the US Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district.
 - 2.3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

2) Section 110.5 shall be amended to read as follows:

110.5 Conductors. Conductors normally used to carry current shall be of copper conductors only.

3) Section 110.8 shall be amended to read as follows:

Section 110.8 Wiring Methods. The following wiring methods are not allowed:

320. Armored Cable: Type AC, also known as, BX
322. Flat Cables Assemblies: Type FC
324. Flat Conductor Cable: Type FCC
326. Integrated Gas Spacer Cable: Type IGS
330. Metal-Clad Cable: Type MC
334. Nonmetallic-Sheathed cable: Type NM and NMC also known as Romex
337. Type P Cable
338. Service-Entrance Cable: Type SE and USE
340. Underground Feeder and Branch-Circuit Cable: Type UF

4) Section 210.12 shall be amended to add the following Exception to read as follows:

210.12 ARC-Fault circuit-Interrupter Circuits. Exception. It shall be permitted to omit arc-fault protection for that portion of branch circuits enclosed in rigid metal conduit (RMC), Intermediate metal conduit (IMC), electrical metallic tubing (EMT), or flexible metal conduit (FMC) meeting the requirements of 250.118 using copper grounding conductors, along with metal outlet and junction boxes.

5) Section 220.1 shall be amended to add the following text to the end of said Section 220.1, to read as follows:

220.1 Scope. All commercial and residential new services or service revisions shall require load calculations and one-line diagram for permitting.

6) Section 225.10 shall be amended to read as follows:

225.10 Wiring on Buildings (or other Structures). The installation of outside wiring on surfaces of buildings (or other structures) shall be permitted for circuits not exceeding 1000 volts, nominal, as the following:

1. Auxiliary gutters

2. Busways
 3. Cable trays
 4. Cablebus
 5. Intermediate metal conduit (IMC)
 6. Liquidtight flexible metal conduit (LFMC)
 7. Liquidtight flexible nonmetallic conduit (LFNC)
 8. Reinforced Thermosetting Resin (RTRC)
 9. Rigid metal conduit (RMC)
 10. Rigid polyvinyl chloride conduit (PVC)
- 7) Article 230 shall be amended to add the following:
Article 230 Services shall have the following condition.
 Electrical Services shall also meet the requirements of Com-Ed an Exelon Company, Service and Meter Requirements 2025 edition.
- 8) Section 230.85 Emergency Disconnects shall be amended to read as follows:
230.85 Emergency Disconnects. For one-and-two family, multi-family dwellings, and all commercial structures; an emergency disconnect means shall be installed on exterior of buildings via Circuit Breakers, disconnects, or shunt trip devices. The control switch for shunt-trip service disconnects shall be a Knox box keyed single pole normally open with momentary contact switch device. In all remodeling and additions to existing buildings and structures that meet the definition of SUBSTANTIAL IMPROVEMENT, the emergency disconnect shall be required.
- 9) Section 240.5(B)(5) shall be added to the National Electric Code, and shall read as follows:
240.5(B)(5) Commercial Light Poles. Branch circuit wiring in commercial light poles shall be provided with quick disconnect in-line fuse holders, with slow blow fuses sized for lamp wattage. Branch circuit wiring in commercial light poles shall be provided with quick disconnect in-line fuse holders, with slow blow fuses sized for lamp electronics and shall comply with Article 410.
- 10) Section 706.1 shall be amended to add the following:
Section 706.1 Scope shall add the 2024 International Fire Code (IFC), Section 1207.11, as amended by the City of Highland Park, to informational Note #3 for Energy Storage Systems.
- 11) Section 80.2 of Annex H shall be amended to delete the definition of Chief Electrical Inspector and Electrical Inspector.
- 12) Section 80.15 of Annex H shall be deleted in its entirety.
- 13) Section 80.25 of Annex H shall be deleted in its entirety.
- 14) Section 80.27 of Annex H shall be deleted in its entirety.

ARTICLE IX. - ENERGY CONSERVATION CODE

Sec. 170.901. - Illinois Energy Conservation Code Adopted by Reference.

For the purpose of establishing the minimum regulations governing the consumption of energy resources in buildings and structures, the Illinois Energy Conservation Code as adopted and published pursuant to 71 Ill. Admin. Code Part 600 et seq., is hereby adopted, and by this reference, incorporated as if fully set forth herein.

ARTICLE X. - ACCESSIBILITY CODE

Sec. 170.1001. - Illinois Accessibility Code Adopted by Reference.

For the purpose of establishing minimum scoping and technical design requirements to ensure that the built environment in the City is designed, constructed, and altered to be accessible to and usable by all, including individuals with disabilities, the Illinois Accessibility Code, as adopted and promulgated pursuant to 71 Ill. Admin. Code Part 400, is hereby adopted, and by this reference, incorporated as if fully set forth herein.

ARTICLE XI. - EXISTING BUILDING CODE

Sec. 170.1101. - Short Title.

This Article shall be known and cited as "The City of Highland Park Existing Building Code."

Sec. 170.1102. - International Existing Building Code Adopted by Reference.

The International Existing Building Code, 2024 Edition, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.1103 of this Chapter.

Sec. 170.1103. - Amendments to the International Existing Building Code.

The following amendments to the International Existing Building Code, 2024 Edition, shall control whenever a conflict arises between the amendments and the provisions of the International Existing Building Code, 2024 Edition:

- 1) Section 101.1 shall be amended to read as follows:

101.1 Title. These regulations shall be known as the City of Highland Park Existing Building Code, hereinafter referred to as "this code".

- 2) Section 103.1 shall be amended to read as follows:
103.1 Creation of agency. The Department of Community Development, Building Division"" is hereby created and the official in charge is known as the "Code Official".
- 3) Section 104.3.1 shall be amended to read as follows:
104.3.1 Determination of substantially improved or substantially damages existing buildings and structures in flood hazard areas. All applications, permits, and approved work for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas shall meet the requirements of the City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance. All proposed work that constitutes any improvement or repair of SUBSTANTIAL DAMAGE shall meet the requirements of Sec. 1612 of the International Building Code, or Section R306 of the International Residential Code, as applicable.
- 4) Section 104.2.4.1 shall be amended to read as follows:
104.2.4.1 Flood hazard areas. For existing Buildings located in flood hazard areas for which repairs, alterations, additions, and improvements are proposed, the code official shall not grant or approve any modifications. All proposed improvements or modifications shall meet the requirements of the City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance.
- 5) Section 105.2 shall be amended to delete "Buildings" subsections 1, 3, 4, and 5.
- 6) Section 108.1 shall be retitled and amended to read as follows:
108.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
Please reference City of Highland Park Building Regulations, Section 170.127
- 7) Section 108.4 shall be amended to read as follows:
108.4 Work commencing before permit issuance. Any person who commences any work on a structure or building before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees.
Please reference City of Highland Park Building Regulations, Section 170.127
- 8) Section 110.3 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.104
- 9) Section 113.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.199
- 10) Section 114.4 shall be amended to read 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 170.199
- 11) Section 302.2 shall be amended to delete the last sentence of said section 302.2, and to replace it with the following text to read as follows:
302.2 Additional codes. Where provisions of this code conflict with the provisions of the City code and other adopted codes, the provisions of other City code and other adopted codes shall take precedence.

12) Section 306.1 shall be amended to read as follows:

305.1 Scope. The provisions of Illinois Accessibility Code as amended shall apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

13) Section 507.3 shall be amended to read as follows:

507.3 Flood hazard areas. For existing Buildings located in flood hazard areas for which exterior repairs, alterations, additions, and SUBSTANTIAL IMPROVEMENTS are proposed, the code official shall not grant or approve any modifications. All proposed improvements or modifications shall meet the requirements of the City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance.

Exception: Historic buildings meeting any of the following criteria need not be brought into compliance:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined by the Secretary of the US Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.
4. Is a building that is a designated local landmark or a contributing building within a local historic district per Chapter 24 - Historic Preservation.

14) Section 707.1 shall be amended to delete all references to the "International Energy Conservation Code" and replace them with "Illinois Energy Conservation Code as amended, from time to time".

15) Section 701.3 shall be amended to read as follows:

701.3 Flood hazard areas. For existing Buildings located in flood hazard areas for which alterations and SUBSTANTIAL IMPROVEMENTS are proposed, the code official shall not grant or approve any modifications. All proposed improvements or modifications shall meet the requirements of the City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance.

Exception: Historic buildings meeting any of the following criteria need not be brought into compliance:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined by the Secretary of the US Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.
4. Is a building that is a designated local landmark or a contributing building within a local historic district per Chapter 24 - Historic Preservation.

16) Section 705.3 shall be amended to add Exception 4 to read as follows:

705.3 Roof recover. Exception 4. In all occupancies, no roofing materials shall be constructed over or enclosed within a new roof or new structure creating a concealed space.

17) Section 809.1 shall be amended to delete all references to the "International Energy Conservation Code" and replace them with "Illinois Energy Conservation Code as amended, from time to time".

- 18) Section 907.1 shall be amended to delete all references to the "International Energy Conservation Code" and replace them with "Illinois Energy Conservation Code as amended, from time to time".
- 19) Section 1104.1 shall be amended to delete all references to the "International Energy Conservation Code" and replace them with "Illinois Energy Conservation Code as amended, from time to time".

ARTICLE XII. - SWIMMING POOL AND SPA CODE

Sec. 170.1201. - Short Title.

This Article shall be known and cited as "The City of Highland Park Swimming Pool and Spa Code".

Sec. 170.1202. - International Swimming Pool and Spa Code Adopted by Reference.

The International Swimming Pool and Spa Code, 2024 Edition, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 170.1203 of this Chapter.

Sec. 170.1203. - Amendments to the International Swimming Pool and Spa Code.

The following amendments to the International Swimming Pool and Spa Code, 2024 Edition, shall control whenever a conflict arises between these amendments and the provisions of the International Swimming Pool and Spa Code, 2024 Edition:

- 1) Section 101.1 shall be amended to read as follows:
101.1 Title. These regulations shall be known as the City of Highland Park Swimming Pool and Spa Code, herein after referred to as "this code".
- 2) Section 103.1 shall be amended to read as follows:
103.1 Creation of agency. "The Department of Community Development, Building Division" is hereby created and the official in charge is known as the "Building Official".
- 3) Section 105.1 shall be amended to insert the following at the end of said Section 105.1:
105.1 When required. Seasonal and Temporary Pools and Spas require permit.
- 4) Section 105.4.3 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.128
- 5) Section 105.4.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.128
- 6) Section 109.1 shall be retitled and amended to read as follows:
109.1 Payment of fees. A permit shall not be issued until the fees prescribed in the City of Highland Park's Annual Fee Resolution have been paid.
Please reference City of Highland Park Building Regulations, Section 170.127

- 7) Section 109.4 shall be amended to read as follows:
109.4 Work commencing before permit issuance. Any person who commences any work on a structure or building before obtaining the necessary permits shall be subject to a fee established by the City of Highland Park's Annual Fee Resolution, which shall be in addition to the required permit fees. Please reference City of Highland Park Building Regulations, Section 170.127
- 8) Section 113.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.199
- 9) Section 112 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 170.103
- 10) Section 114.4 shall be amended to read 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 subject to fines established by the City of Highland Park's Annual Fee Resolution. Please reference City of Highland Park Building Regulations, Section 170.199
- 11) Section 202 shall be amended by adding the following definitions, which definitions shall read as follows:
SEASONAL TEMPORARY POOLS. Pools and spas specifically designed to be erected, inflated or easily moved and designed and intended to be easily dismantled, deflated, removed and stored each annual season. Seasonal temporary pools and spas capable of a filled water height of 24 inches or greater shall comply with all barrier requirements of Chapter 3 of this Code.
- 12) Section 304.2 shall be amended to read as follows:
304.2 Determination of impacts based on location. Pools and spas proposed to be located or located in flood hazard areas shall meet the requirements of the City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance.
- 13) Section 304.2.1 shall be deleted in its entirety.
Please reference City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance.
- 14) Section 304.2.2 shall be deleted in its entirety.
Please reference City of Highland Park Municipal Code, Sec. 150.1801 Lake County Watershed Development Ordinance as amended and Sec. 150.1805 Amendments to the Watershed Development Ordinance.
- 15) 305.1 shall be amended to read as follows.
305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346, the areas where those spas or hot tubs are located shall not be required to comply with Sections 305.2 through 305.7.
- Exceptions:**
1. Above-ground pools and spas more than 48" in height.

- 16) Section 305.2 shall be retitled and amended to read as follows:
305.2 Outdoor and indoor swimming pools and spas. All seasonal temporary outdoor and indoor swimming pools capable of a water depth of 24 inches or greater shall comply with sections 305.2.1 through 305.8.
- 17) Section 305.5 Condition #3 shall be amended to read as follows:
Section 305.5 Condition #3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305. If pools are left unattended, all ladders and steps shall be removed, secured or locked to prevent access.
- 18) Section 307.1.5 shall be amended to read as follows:
307.1.5 Accessibility. An accessible route to public pools and spas shall be provided in accordance with the Illinois Accessibility Code. Accessibility within public pools and spas shall be provided as required by the accessible recreational facilities provisions of the Illinois Accessibility Code as amended, from time to time.

ARTICLE XIII. - ELEVATOR SAFETY RULES

Sec. 170.1301. - Elevator safety rules adopted.

For the purpose of establishing the minimum regulations governing elevator safety, the Illinois Elevator Safety Rules, as adopted and published in 41 Ill. Admin. Code Part 1000, pursuant to the Illinois Elevator Safety Act, 225 ILCS 312/1 et seq., are hereby adopted, and by this reference, incorporated as if fully set forth herein.

Sec. 170.1302. - Required inspections.

All elevators, man-lifts and moving stairways in the City must be inspected by the City prior to placement into service, and must be re-inspected at intervals of each twelve months after placement into service.

Sec. 170.1303. - Conflicts.

In the event of a conflict between any provision of this Article and any provision of the Illinois Elevator Safety Rules, or between any provision of this Article and any provision of this Code, the stricter provision will govern.

2024 City of Highland Park Final Amendments to Chapter 174, Highland Park Code of 1968

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Chapter 174 - PROPERTY MAINTENANCE AND HOUSING CODE

ARTICLE I. - PROPERTY MAINTENANCE

Sec. 174.101. - Short Title.

This Chapter shall be known and cited as "The Highland Park Property Maintenance and Housing Code."

Sec. 174.103. - Amendments to the International Property Maintenance Code.

For the purpose of establishing the minimum regulations governing the conditions and maintenance of all existing property, buildings and structures; the International Property Maintenance Code, 2024 Edition, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by Section 174.103 of this Chapter.

Sec. 174.103. - Amendments to the International Property Maintenance Code.

The following amendments to the International Property Maintenance Code, 2024 Edition, shall control whenever a conflict arises between the amendments set forth in this Section and the provisions of the International Property Maintenance Code, 2024 Edition:

- 1) Section 103.1 shall be amended to read as follows:
103.1 Creation of agency. The Department of Community Development, Building Division"" is hereby created and the official in charge is known as the "Building Official".
- 2) Section 104.1 shall be amended to read as follows:
104.1 Fees. The fees for activities and services performed by the City in carrying out its responsibilities under this Code shall be as indicated in the following schedule.
- 3) Section 104.1.1 shall added to the International Property Maintenance Code, and shall read as follows:
104.1.1 Re-inspection fees. The fee to be paid for the third inspection of any single phase of compliance as required by the Code Official, and for each subsequent inspection, shall be in the amount set forth in the Annual Fee Resolution.
- 4) Section 104.1.2 shall added to the International Property Maintenance Code, and shall read as follows:
104.1.2 Placard removal fee. The fee for the removal of a placard indicating that a structure or equipment is found by the Code Official to be unsafe, unfit for human occupancy, unlawful or condemned shall be in the amount set forth in the Annual Fee Resolution.
- 5) Section 104.1.3 shall added to the International Property Maintenance Code, and shall read as follows:
104.1.3 Occupancy inspection. The fee for an inspection to approve occupancy of a structure shall be in the amount set forth in the Annual Fee Resolution, and shall be paid prior to issuance of a certificate of occupancy for the [structure].
- 6) Section 104.1.4 shall added to the International Property Maintenance Code, and shall read as follows:
104.1.4 Administrative fee. The fee for repairs, temporary safeguards, removal of hazardous conditions, demolition, or any other remedial action taken by the City pursuant to this Code shall be in the amount equal to the costs incurred by the City to take such action, plus an administrative fee in the amount set forth in the Annual Fee Resolution.

- 7) Section 104.1 shall be amended to read as follows:
105.1 General. The code official and other officers named who may assist them in enforcement of this code are hereby authorized to use the police power of the City in such manner and to such extent as the character of the violation and the urgency, hazards, rights and interest of the public health and safety may justify and demand for the case involved.
- 8) Section 106.1 shall be deleted and replaced with the following, to read as follows:
106.1 1 Application for appeal. All appeals shall be taken up in the process prescribed in City of Highland Park Building Regulations, Sec. 170.103. - Appeal Process. Except that the written application provided by the Office of City Manager for appeal is filed within ten days after the day the decision, notice or order was served.
- 9) Section 106.2 shall be deleted and replaced with the following, to read as follows:
106.2 Limitations of authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed.
- 10) Sections 106.3 and 106.4 shall be deleted in their entirety.
- 11) Section 107.4 shall be deleted in its entirety.
Please reference City of Highland Park Building Regulations, Section 174.999
- 12) **Section 108.4 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 subject to fines established by the City of Highland Park's Annual Fee Resolution.
Please reference City of Highland Park Building Regulations, Section 174.999
- 13) Section 109.4.2. shall be amended to read as follows:
109.4.2 Method of service. Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:
1. A copy is delivered personally to the owner or to the owner's agent or representative.
 2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.
 3. A copy is delivered in any other manner as prescribed by local law.
- If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.
- 14) Section 302.4 shall be amended to reads as follows:
302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. All 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. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction.

Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

15) Section 302.9 shall be retitled and amended to read as follows:

302.9 Removal of Graffiti and Restoration of Vandalized Properties.

16) Section 302.9.1 shall be added to the International Property Maintenance Code, and shall read as follows:

302.9.1 Definitions. For purposes of this Section 302.9, the word "graffiti" shall mean any sign, symbol, marking, name, initial, word, diagram, sketch, picture or letter that is inscribed, engraved, drawn or otherwise placed on the surface of any building, structure, wall, or pavement including, driveways, sidewalks, and pathways without the consent of the owner thereof.

17) Section 302.9.2 shall be added to the International Property Maintenance Code, and shall read as follows:

302.9.2 Notices and Orders. The owner of any property shall remove, or cause the removal of all graffiti from the property, and shall clean, repair, paint, and otherwise restore the affected building, structure, wall, or pavement so that no graffiti is visible from any public or private right-of-way, within five business days after receipt of a notice. The notice shall be delivered to the owner or agent either by personal service, first-class mail to the person listed to receive the tax bill for the general taxes on the property, or if such person cannot be located or a notice sent by first class mail is returned to the City as undeliverable, by posting the notice in a conspicuous place upon the subject property.

18) Section 302.9.3 shall be added to the International Property Maintenance Code, and shall read as follows:

302.9.3 Removal of Graffiti by City. Upon the failure or refusal of the property owner or agent to comply with the notice, and to remove graffiti and restore the property within seven calendar days, in accordance with Section 302.9 of this Code, the City shall have the right, but not the obligation, to enter the property and cause the graffiti to be removed.

19) Section 302.9.4 shall be added to the International Property Maintenance Code, and shall read as follows:

302.9.4 Penalty. Any person who violates this Section 302.9 shall be liable for any and all fines imposed pursuant to Section 107.4 of this Code, and the reimbursement to the City for all costs incurred by the City in removing graffiti pursuant to Section 302.9.2 of this Code.

20) Section 304.7.1 shall be added to the International Property Maintenance Code, and shall read as follows:

304.7.1 Temporary Roof Coverings. Temporary roof coverings such as tarpaulins(tarps) shall be allowed not more than 90 consecutive days of a calendar year.

21) Section 304.14 shall be amended to read as follows:

304.14 Insect screens. During the period from April 1 to October 31, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food services area, 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 not less than 16 mesh per inch and every swinging door shall have a self-closing device in working condition.

22) Section 308.1 shall be amended to read as follows:

308.1 Accumulation of rubbish or garbage. The owner shall be responsible for keeping all exterior property and premises, and the interior of every structure, free from any accumulation of rubbish or garbage.

- 23) Section 308.2 shall be amended to read as follows:
308.2 Disposal of rubbish. Disposal of rubbish: Every occupant and/or owner of a structure shall dispose of all rubbish in a clean sanitary manner by placing such rubbish in approved containers.
- 24) Section 308.2.1 shall be amended to read as follows:
308.2.1 Rubbish storage facilities. The owner and/or occupant, jointly and severally, of every occupied premises shall supply approved covered containers for rubbish, and the owner and/or occupant, jointly and severally, shall be responsible for the removal of rubbish.
- 25) Section 308.3 shall be amended to read as follows:
308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers. The owner of a structure shall be ultimately responsible to ascertain and ensure that all garbage is so disposed of per this code.
- 26) Section 309.6 shall be added to the International Property Maintenance Code, and shall read as follows:
309.6 Feeding of wildlife. It shall be unlawful for any person or property owner to feed or allow the feeding of wildlife by placing or leaving any food, feed or seed at the exterior of any public or private property, with the exception of the use of elevated bird feeders or otherwise permitted chicken coops, per City of Highland Park Ordinance, Section 90.260.
- 27) Section 507.2 shall be added to the International Property Maintenance Code, and shall read as follows:
507.2 Sump pump discharge. Sump pump discharge shall be provided in a manner that is not a nuisance to neighboring properties in accordance with Chapter 171 of the City of Highland Park Building Regulations.
- 28) Section 602.2 shall be amended to read as follows:
602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Residential occupancies shall be provided with heating facilities capable of maintaining a room temperature of at least 68 degrees Fahrenheit without any supplemental sources (i.e. cooking appliances, portable space heaters, etc.).

Exception: In areas where the average monthly temperature is above 30 degrees Fahrenheit (minus one degree Celsius), a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) shall be maintained.
- 29) Section 602.3 shall be amended to read as follows:
602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, sleeping units, rooming units, dormitories or guestrooms on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 1 to maintain the room temperatures specified in Section 602.2 in all habitable rooms, bathrooms, and toilet rooms.
- 30) Section 602.4 shall be amended to read as follows:
602.4 Occupiable Work Spaces. Indoor occupiable work spaces shall be supplied with sufficient heat during the period from October 1 to May 1 to maintain a minimum temperature of not less than 65 degrees F. (18 degrees C.) during the period the spaces are occupied.

Exceptions:
1. Processing storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous activities

Sec. 174.104. - Cleanliness of Dwelling.

Every dwelling and every part thereof shall be kept clean and shall also be kept free from any accumulation of dirt, filth, rubbish, garbage or other matter in or on the same, or in the yards, courts, passages, areas or alleys connected with or belonging to the same. The owner of every dwelling, and in the case of a private dwelling the occupant thereof, shall thoroughly cleanse or cause to be cleansed all the rooms, passages, stairs, floors, windows, doors, walls, ceiling, privies, water closets, cesspools, drains, halls, cellars, roofs and all other parts of the said dwelling or part of the dwelling of which the owner, or in the case of private dwelling the occupant, to the satisfaction of the Building Official, and shall keep the said parts of the said dwelling in a clean condition at all times.

Sec. 174.105. - Infected and Uninhabitable Dwelling.

Whenever it shall be certified by an inspector or officer of the health department that a dwelling is infected with contagious disease, or that it is unfit for human habitation, or dangerous to life or health by reason of want of repair, or defects in the drainage, plumbing, lighting, ventilation or the construction of the same, or by reason of the existence on the premises of a nuisance likely to cause sickness among the occupants of said dwelling or for any other cause, the Building Official may issue an order requiring all persons therein to vacate such dwelling within not less than 24 hours nor more than ten days for the reasons to be mentioned in said order. In case such order is not complied with within the time specified, the Building Official may cause said dwelling to be vacated. The Building Official, whenever he is satisfied that the danger from said dwelling has ceased to exist, or that it is fit for human habitation, may revoke said order or may extend the time within which to comply with the same.

Sec. 174.106. - Repairs to buildings.

Whenever any dwellings or any building, structure, excavation, business pursuit, matter or thing, in or about a dwelling, or the lot on which it is situated, or the plumbing, sewerage, drainage, light or ventilation thereof, is in the opinion of the Building Official in a condition or in effect dangerous or detrimental to life or health, the Building Official may declare that the same, to the extent they may specify, is a public nuisance, and may order the same to be removed, abated, suspended, altered or otherwise improved or purified as the order may specify. In addition to the above powers, the Building Official may also order or cause any dwelling or excavation, building, structure, sewer, plumbing pipe, passage, premises, ground, matter or thing, in or about a dwelling, or the lot on which it is situated, to be purified, cleansed, disinfected, removed, altered, repaired, or improved. If any order of the Building Official issued under the authority of the provisions of this Section is not complied with, or so far complied with as the Building Official may regard as reasonable, within five days after the service of notice, or within such shorter time as they may designate, then such order may be executed by said Building Official through their officers.

ARTICLE II. - BOARDING AND LODGING HOUSES

Sec. 174.201. - License required.

It shall be unlawful for any person, firm or corporation to own or operate a boarding house or lodging house, as defined in Section 150.202 of the City Code, within the City without first having applied to and obtained from the building division a boarding/lodging house license on forms supplied by the building division.

Sec. 174.202. - License fee.

All applications for a Board/Lodging House license shall be accompanied by a license fee at the rate set forth in the Annual Fee Resolution.

Sec. 174.203. - Location.

A Boarding/Lodging House may be operated only pursuant to Chapter 150 of the City Code.

Sec. 174.204. - Application.

The applicant shall provide the following information:

- (A) The name, address and phone number of the applicant, if an individual; if the applicant is a firm or corporation, the name and address of a designated officer or beneficial owner;
- (B) The street address and current zoning for the structure for which the license is sought;
- (C) The name, address and phone number of the person residing in the premises under whose management or supervision such house will be operated;
- (D) The number of persons proposed to be accommodated in each room; and
- (E) Any such other information as may be required by the Building Official and the Fire Code Official to determine compliance with the International Fire Code, as adopted and amended.

Sec. 174.205. - Inspection of premises.

- (A) At the time of filing the application for a Boarding/Lodging House license, the applicant shall also authorize the Building Official or his designee to make an inspection of the building to be operated as a Boarding or Lodging House to determine whether the property is in compliance with the applicable ordinances of the City of Highland Park.
- (B) An applicant found to be in violation of the ordinances of the City shall be denied a Boarding/Lodging House license and prohibited from operating a Boarding or Lodging House until all violations have been corrected.

Sec. 174.206. - Applications open for inspection.

All applications for Boarding/Lodging House license shall be kept on file in the office of the building division and shall be open for public inspection.

Sec. 174.999. - Penalty.

- (A) Any person who violates a provision of this Chapter or fails to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of the approved construction documents or directive of the Building Code Official, or of a permit or certificate issued under the provisions of this Chapter, shall be fined in an amount set forth in the Annual Fee Resolution. Each day that a violation continues shall be deemed a separate offense.
- (B) Any person who shall continue any work in or about the structure after having been served with a stop work order pursuant to this Chapter, except any work he is directed to perform to remove a violation or unsafe condition, shall be fined in an amount set forth in the Annual Fee Resolution. Each day that a violation continues shall be deemed a separate offense.