



2024 Code Adoption - Amendments

Below are the Building Codes & Amendments adopted by the Village of Oak Park for permits applied for after 1/1/2026. Formatting changes have been utilized to highlight most common sections.

Village Ordinances maybe located: https://codelibrary.amlegal.com/codes/oakparkil/latest/oakpark_il/0-0-0-2

Please note that there are other applicable ordinances that may apply to construction projects but are not included in this document. For example, concrete driveways must be a minimum of 6" thick (22-5-10) and may not have more than 2 entrances / exits off one street (8-12-12)

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2024 INTERNATIONAL BUILDING CODE:

7-1-1: ADOPTION:

The 2024 International Building Code ("IBC"), as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-1-2 of this article. To the extent that the provisions of the IBC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the IBC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IBC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-1-2: AMENDMENTS:

The International Building Code, 2024 edition, as adopted pursuant to section [7-1-1](#) of this article is hereby amended by adding the underlined language and deleting the overstricken language as follows:

101.1 Title. These regulations, as amended and adopted by the Village, shall be known as the Building Code of the Village of Oak Park, hereinafter referred to as "this code."

Section 101.2.1 Appendices. _The following appendices are adopted as part of this code:

- Appendix A - Employee Qualifications;
- Appendix E - Supplementary Accessibility Requirements;
- Appendix F - Rodent-Proofing;
- Appendix I - Patio Covers;
- Appendix J – Grading; and
- Appendix Q – Electrification Requirements for All New Buildings.

101.4 Referenced Codes. The other codes specified in Sections 101.4.1 through 101.4.7, as amended and adopted by the Village, and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the 2024 International Fuel Gas Code, as amended and adopted by the Village, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point



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of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the 2024 International Mechanical Code, as amended and adopted by the Village, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy systems.

101.4.3 Plumbing. The provisions of the current edition of the State of Illinois Plumbing Code, pursuant to section 7-12-1 of the Oak Park village code, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewerage sewer system. and all aspects of a medical gas system. The provisions of the international private sewage disposal code shall apply to private sewage disposal system. In addition, the provisions of chapter 11 of the 2024 edition of the International Plumbing Code shall be applicable to the installation, alteration, repair and replacement of storm drainage systems.

~~**101.4.4 Property Maintenance.** The provisions of the 2021 2024 International Property Maintenance Code, as amended and adopted by the Village, shall apply to existing structures and premises; equipment and facilities; safety hazards, responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.~~

101.4.5 Fire Prevention. The provisions of the 2024 International Fire Code, as amended and adopted by the Village, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the 2024 International Energy Conservation Code, as amended and adopted by the Village, shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing Buildings. The provisions of the International Existing Building Code, 2024 edition, as amended and adopted by the Village, shall be applicable to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria set forth within that code.

101.4.8 Electrical. The provisions of the National Electric Code, NFPA 70, 2023 edition, as amended and adopted by the Village shall apply to all matters governing the design, installation, alteration, repair and replacement of electrical components, equipment and systems installed in buildings and structures covered by this code.

101.4.9 Swimming Pools and Spas. The provisions of the International Swimming Pool and Spa Code, 2024 edition, as amended and adopted by the Village, shall be applicable to the design, construction and alterations of private and public swimming pools and spas.

101.5 Effective Date. This code and all codes adopted by reference herein shall be effective pursuant to the applicable adopting ordinance, provided however, that:



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a. For any construction project where a permit has been issued prior to the effective date of this code and the Chief Building Official has determined that the permittee has pursued the work in good faith and where the work has not been abandoned within 90 days after the effective date of this code, the code in effect at the time of issuance of the permit shall be applicable.

b. For any construction project for which an application for a permit has been filed with the Village prior to the effective date of this code and the permit has not been issued, and for a project where a permit has been issued and the permittee has not substantially changed their position in reliance on the permit, the Chief Building Official has discretion to apply either the code in effect at the time of the permit application or this code.

PART 2 - ADMINISTRATION AND ENFORCEMENT

SECTION 103 - DEPARTMENT OF BUILDING SAFETY

103.1 Creation of Enforcement Agency. The Permitting and Development Division of the Development Services Department ~~is hereby created~~ and the official in charge thereof shall be known as the Chief Building Official. The function of the Division shall be the implementation, administration and enforcement of the provisions of this code.

SECTION 104 - DUTIES AND POWERS OF BUILDING OFFICIAL

104.1.1 Building Official. All references to the "building official" or "code official" shall mean the Chief Building Official.

104.3.1 Failure to Comply. Failure to comply with any notice or order issued by the Chief Building Official for the enforcement of this code shall be considered a violation of this code's requirements for regulation of construction.

104.8 Liability is deleted in its entirety and replaced with the following language:

Any building official, member of the board of appeals or any other employee or appointed official charged with the enforcement of this code, while acting in the course and scope of his employment, appointment, or official duties and responsibilities for the Village and under color of law shall be entitled to full protection pursuant to the local governmental and governmental employees tort immunity act, 745 ILCS 10/1 et seq., as well as the full protections of any other statutory or common law defenses, and shall not be held personally liable and is relieved from personal liability for any damage, loss or costs, including attorneys' fees, accruing to persons or property as a result of any act or omission in the discharge of official duties or appointment. The Village will indemnify and defend any officer, member or employee from any suit instituted against him or her alleging an act or omission performed or not performed by that officer, member or employee in the lawful discharge of his or her duties under the provisions of this code, until final determination of the proceedings, provided that the officer, member or employee gives the Village Attorney notice, within 21 days of the service of summons and complaint of any such lawsuit or proceeding.

104.10 Requirements Not Covered by Code. The Chief Building Official shall have discretion to impose additional requirements not specifically set forth in this code necessary for the strength, stability or proper operation of an existing or proposed installation; the construction, repair, alteration, change of occupancy or addition to buildings and structures; and the relocation of all existing buildings, in the interests of public safety, health and general welfare.



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SECTION 105 - PERMITS

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, add insulation to an attic, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

With the exception of work items set forth in section 105.2, any work performed without a required permit is illegal and constitutes an unlawful act and shall be subject to administrative penalties under this code and/or penalties in accordance with the applicable provisions of the Oak Park village code.

a. No building permit or demolition permit shall be issued and no alteration authorized by the Permit Processing Division affecting any site, building, structure or improvement designated as set forth below until such time as the corresponding requirement or requirements set forth below for each such designated site, building, structure or improvement shall first have been satisfied:

1. In the case of the construction on, and/or the alteration, relocation, demolition or removal of an eligible historic landmark, the building or demolition permit shall be issued or the alteration authorized upon the denial of designation of historic landmark status by the Village Board; provided, however, that if the site, building, structure or improvement which has been denied landmark status is located within a designated historic district, then the issuance of a building or demolition permit shall also be contingent upon satisfying the requirements set forth herein for property located within a designated historic district; or

2. In the case of a demolition or removal of: a) an eligible or designated historic landmark; b) any site, building, structure or improvement within a designated historic district; or c) a site, building, structure or improvement located in a designated historic district or listed in the national register of historic places, which is wholly or partially financed by the Village or by one or more federal, state or Village funding sources which are dispersed through or administered by the Village, the demolition permit shall be issued upon the authorization of such a permit by formal resolution of the Village Board as being necessary to protect the public health, safety or welfare; or

3. In the case of: a) the construction on, and/or the alteration, relocation, demolition or removal of an eligible or designated historic landmark; b) the alteration, demolition or removal of a site, building, structure or improvement located in a designated historic district or listed in the national register of historic places which is wholly or partially financed by the Village or by one or more federal, state or Village funding sources which are dispersed through or administered by the Village; or c) the removal or demolition of any building, structure or improvement located within a designated historic district for which demolition has not been authorized under subsection 7-9-9A2 of the Oak Park village code, as amended, the building or demolition permit shall be issued or the alteration shall be authorized upon the issuance of a certificate of appropriateness in accordance with section 7-9-13 of the Oak Park village code, as amended, or a certificate of economic hardship in accordance with section 7-9-14 of the Oak Park village code, as amended.

b. No building permit for construction shall be issued by the Permit Processing Division affecting any non-landmark property or structure within a designated historic district unless a certificate of advisory review is issued in accordance with section 7-9-16 of the Oak Park village code, as amended.

105.1.1.1 Scope of Annual Permit. The scope of work permitted under an annual permit shall not include the construction, alteration, movement or enlargement of a building or structure, alterations or renovations



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that involve structural modifications or changes to established paths of egress or fire-resistant wall or horizontal assemblies or change of use or occupancy.

105.1.3 Application for Permit Filed After Work Has Commenced. In addition to the fees and penalties imposed by section 109 of this code, and by the Oak Park village code, any person who commences work before obtaining a permit, where a permit is required, shall submit a signed and sworn statement, on a form acceptable to the building official, which provides the following information. Where the following information is contained in a document, that document may be provided as an attachment to the sworn statement:

1. Complete description of the scope of work.
2. Date(s) of construction.
3. Contract for construction services. In lieu of the submittal of a contract for construction services, the building official is authorized to estimate the cost of construction using industry standard construction cost sources.
4. Name(s) of all contractors, sub-contractors and other persons that received payment or material consideration in exchange for performing such work without permit(s).
5. Dated and notarized signature of the owner or owner's agent.
6. All construction documents that would be required for properly obtained permit(s) including, but not limited to, architectural drawings, engineering calculations and plat of survey.
7. Certification of work from a third-party testing service as deemed necessary by the building official to ensure that work performed is in accordance with this code.
8. Any other relevant documentation as required by the building official.

105.1.4 Permit Applicant. Application for permit shall be made by the owner, owner's agent, a duly licensed and/or registered contractor, lessee of the space(s) to be occupied who has written approval from the owner, or other responsible party.

105.1.5 Demolitions and Moved Structures. In order to demolish or move any free-standing principal structure, coach house, garage or other accessory structure, the responsible party must obtain a demolition permit issued by the Cook County Department of Environmental Control, a demolition permit issued by the Village, and for structures located within a designated historic district, a certificate of appropriateness as may be required by chapter 7 article 9 of the Oak Park village code, as amended.

105.1.6 Previous Approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 90 days after the date of effective date of this code and has not been abandoned.

105.2 Work Exempt from Permit.

Strike and Revise 105.2 & 105.2.1 as follows

A permit shall not be required for the work items set forth below. Exemptions from permit requirements of this code shall 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 Village.

A certificate of advisory review is required, and a certificate of appropriateness may be required, for any work items performed on an eligible or designated historic landmark or any building, structure or improvement located within a designated historic district, listed in the National Register of Historic Places or determined to be eligible to be listed in the National Register of Historic Places by the State Historic Preservation Officer.

Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area is less than 70 square feet
2. Retaining walls with an unbalanced soil load of one foot or less in height.
3. Interior painting, papering, tiling, carpeting or other floor surface treatments, countertops and similar finish work with the condition that no electrical, mechanical, plumbing or structural work is associated with these activities.
4. Exterior painting.
5. Masonry tuckpointing, involving replacement of less than 100 masonry units.
6. Pressure washing of building exteriors.
7. Resealing caulked joints in a building envelope.
8. Replacement of cracked or missing glazing in existing window sashes.
9. Installation of residential storm windows and doors.
10. Repair or replacement of deteriorated wood siding to match existing siding in a single or cumulative area not to exceed 500 square feet.
11. Repair of cracks or replacement of missing sections of existing stucco to match existing stucco in a single or cumulative area not to exceed 500 square feet where the existing lath remains in place.
12. Repair or replacement of existing fencing in a single or cumulative area not exceeding 100 square feet.
13. Minor residential household repair projects which do not require electrical, mechanical, plumbing or structural work.
14. Sealcoating existing driveways.
15. Sealcoating existing parking lots with less than 5 parking stalls and not requiring accessible stalls.
16. Waterproofing of perimeter basement walls with spray-on membrane material or epoxy injection of cracks.
17. Repair of pavement cracks not involving removal and replacement of existing paved materials.
18. Repair of leaking roof flashings involving less than 100 linear feet of flashing.
19. Repair of leaking roof membrane involving less than 100 square feet of roof covering materials.
20. Erection of temporary tents and membrane structures in size exempted from permits under section 2403.2 of the International Fire Code as amended and adopted by the Village.
21. Temporary motion picture, television and theater stage sets and scenery.
22. Prefabricated temporary swimming pools, accessory to a group R-3 occupancy, that are less than 18 inches deep, do not exceed 2,500 gallons when filled to the highest level that water can reach before it spills out, and are installed entirely above ground.
23. Non-fixed and movable non-electrified fixtures, cases, racks, counters and office partitions.
24. Installation, maintenance and removal of trees, shrubbery or landscape plantings on private property.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment installation, installation of electrical equipment and wiring for a power supply and the cabling and installation of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Replacement of plug-and-cord connected residential kitchen and laundry appliances.

Gas:

1. Portable heating appliances.
2. Replacement of any minor part component of an appliance or equipment that does not alter approval of equipment or make such appliance or equipment unsafe.
3. Replacement of portable residential kitchen and laundry appliances.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment not connected to permanent building duct system.
3. Portable cooling unit equipment not connected to permanent building duct system.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. The replacement of any part that does not alter its approval of or make unsafe.
6. Portable evaporative cooling equipment not connected to permanent building duct system.
7. Self-contained, plug-in refrigeration systems containing 10 pounds (5 kg) or less of refrigerant, or that are and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, 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 required by 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 or an electrical connection.
3. The removal and replacement of residential fixtures that do not require the replacement or rearrangement of valves, pipes, fixtures, or an electrical connection.
4. The removal and replacement of residential portable sump pump or ejector pumps.

105.2.1 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation to maintain electric, plumbing, sewerage, heating, air conditioning, or other essential utility service shall not require a permit prior to the work being commenced subject to the following: (1) the work is performed in conformance with this code; (2) a permit is obtained the next regular work day; and (3) the work is inspected and approved within 48 hours of permit issuance.

105.3 Application for permit.



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To obtain a *permit*, the applicant shall first file an application therefor ~~in writing on a form furnished by the department of building safety~~ electronically via the Village of Oak Park Portal for that purpose.

105.3.1 Action on Application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. Based on a project's use group, complexity of the scope of work or location of a property within a designated historic district, the application shall be subject to a formal plan review which must be approved prior to the issuance of a permit.

If the application for plan review or the construction documents are incomplete or do not conform to the requirements of this code or pertinent laws, the building official shall reject such application or submittal documents in writing, stating the reasons therefor. Upon completion and/or correction of the permit application and/or submittal documents, revised submittal documents shall be resubmitted to the building official for further review.

If the building official shall be satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as possible.

105.5 Expiration. Every permit shall become invalid unless the work on the site authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, up to two extensions of time, for periods not more than 90 days each. The extension shall be requested in writing the justifiable cause be demonstrated.

, Every initial permit issued shall become invalid upon the occurrence of any one of the following conditions:

1. The work is not completed within one year of the date of issuance of the permit;
2. The work on the site authorized by such permit is not commenced within 30. days after the date of issuance of the permit; or
3. The period of time between validated inspections exceeds 180 days. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.5.1 Extensions. A responsible party holding an unexpired permit shall have the right to apply for an extension of time within which the party shall complete the applicable work when the work is unable to be completed within the time requirements set forth in section 105.5. The building official is authorized to grant, in writing, one or more extensions of time for additional periods for not more than 90 days. The extension of time shall be requested in writing and justifiable cause demonstrated. Extensions of time are subject to administrative fees in accordance with section 109 of this code.

105.6 Suspension or Revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever:

1. The permit is found to be issued in error or on the basis of incorrect, inaccurate or incomplete information.
2. The permit is found to be issued in violation of any ordinance or regulation of any of the provisions of this code.
3. The work being performed is found to be in violation of any Village ordinance, law or regulation or any of the provisions of this code.
4. The scope of work being performed is found to exceed the work authorized by the permit.

5. Conditions and limitations set forth in the permit have been violated.
6. The permit placard was not posted in accordance with section 105.7 of this code.
7. The permit is used for a location or establishment other than that for which it was issued.
8. The permit is used for a condition or activity other than that listed in the permit.
9. The permit is used for a different person or firm than the name for which it was issued.
10. The permittee failed, refused or neglected to comply with an order or notice duly served in accordance with the provisions of this code within the time provided therein.

105.6.1 Reinstatement of Permit. Upon the expiration of a permit or the suspension, revocation or invalidation of a permit, a renewal or extension may be granted contingent on the responsible party's showing of good cause and the payment of administrative fees in accordance with Section 109 of this code. A permit that has been suspended or revoked for more than 30 calendar days shall be considered invalid and cannot be renewed.

SECTION 107 - SUBMITTAL DOCUMENTS

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted ~~in two or more sets, or~~ in a digital format with each permit application. The construction documents shall be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

107.2.9 Permit submittal documents shall include the following:

1. Structural, architectural, mechanical, plumbing, fire protection and electrical drawings;
2. Plat of survey;
3. Structural calculations and/or drawings signed and sealed by an Illinois licensed structural engineer or Illinois licensed architect;
4. Cut sheets for proposed manufactured floor and roof systems with applicable span chart to verify code compliance unless engineering calculations for the design of the manufactured floor systems, open web wood truss joists and/or pre-engineered have been submitted. Engineering calculations must be submitted for any manufactured floor systems ~~or~~, open web wood truss joists supporting loads and/or pre-engineered other than uniformly distributed loads;
5. A statement with the permit application listing the materials and work requiring special inspections, describing the inspections to be performed and listing the individuals, approved agencies and/or firms required to conduct the inspections;
6. Window cut sheets for opening sizes specified for bedroom windows to determine if windows meet egress requirements;
7. Detailed layouts, schedules and manufacturer's data sheets for kitchen and any food processing equipment;
8. ComCheck for commercial and mixed commercial and residential buildings;
9. ResCheck for one and two-family residential buildings;
10. Specified fire-resistant assemblies listed rating descriptions; and
11. Village of Oak Park "Water Service Upgrade Worksheet."



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Exception: The building official is authorized to waive the submission of construction document drawings and other data ~~not required to be prepared by a registered design professional~~ if it is found that the nature of the work is such that the review of construction documents is not necessary for compliance with this code.

107.2.2 Fire Protection System Shop Drawings. Shop drawings for any fire protection system shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in chapter 9 of this code.

107.2.2.1 Shop Drawings. Shop drawings for a fire protection system shall be submitted and approved prior to the start of system installation. The shop drawings shall serve as a guide for the fabrication and installation of a fire sprinkler system. The shop drawings shall either be prepared by a licensed design professional or a National Institute for Certification in Engineering Technologies ("NICET") level 3 or 4 certified technician. If the shop drawings are prepared by a licensed design professional, they shall bear an original signature and seal of the design professional on each page. If the shop drawings are prepared by a NICET certified technician, the drawings shall have the preparer's name, signature and NICET certification number on each page. The drawings shall at a minimum contain the following:

1. Scaled plans prepared in accordance with NFPA 13 indicating the size and location of risers, cross mains, branch lines, sprinkler heads, and piping as required for the installation of the fire protection system;
2. Technical data sheets of all system components and hardware; and
3. Supplemental hydraulic calculations prepared in accordance with the approved technical submission and NFPA 13.

The system layout documents shall bear a certification from the design professional of record that the system shop drawings are in conformance with the requirements established for the project.

SECTION 109 - FEES

109.2 Schedule of Permit Fees. ~~On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.~~ A fee for each permit shall be paid as required for all work governed by the Oak Park village code or an adopted code in accordance with the applicable Village fee schedule. It shall be a violation of this code to perform work without a permit where a permit is required.

SECTION 111 - CERTIFICATE OF OCCUPANCY

111.1.1 Certificates of Occupancy Required. The following work requires a certificate of occupancy to be issued prior to the occupancy of any area:

1. New construction;
2. Building additions;
3. Commercial build-outs for new tenancy;
4. Interior alterations of more than 50% of a given commercial lease space;
5. Interior alterations, other than R-3 uses of any size that affect means of egress, exit signage, emergency lighting or other life-safety features;
6. Change of occupancy classification;
7. Change of use;



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8. Moved structures; and
9. Other project types as deemed necessary by the Chief Building Official.

SECTION 113 - BOARD OF APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, or the building official's designee, there shall be and is hereby created a board of appeals which shall be the Village's Building Code Advisory Commission. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

113.4 Appeals. Any person directly affected by a decision of the building official or the building official's designee or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within twenty (20) calendar days after the day the decision, notice or order was served.

113.5 Board Decision. The board of appeals shall modify or reverse the decision of the building official or the building official's designee or a notice or order issued under this code upon a concurring vote of a majority of the total number of appointed board members. The board of appeals shall have the discretion to allow a variance from the provisions of the code if, after having received a written report, ~~certified by a licensed architect or engineer~~, the board of appeals determines that strict compliance with the code is impractical from an engineering, architectural or structural functional standpoint, that the spirit and intent of the code has been met and life safety has not been materially compromised as a result of the variance. The decision of the board of appeals shall be in writing and shall be furnished to the appellant and to the building official.

113.6 Administration. The building official shall take immediate action in accordance with the decision of the board of appeals. Appeals of decisions of the building official or a notice or order issued under this code (other than those of immediate threat to life safety) shall stay the enforcement of the decision, notice or order until the appeal is heard by the board of appeals and a decision is rendered.

SECTION 116 - UNSAFE STRUCTURES AND EQUIPMENT

116.5 Restoration or abatement. Where the structure or equipment determined to be unsafe by the building official ~~shall be~~ is permitted to be restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the building official shall abate or cause to be abated or corrected such unsafe conditions by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the International Existing Building Code as amended and adopted by the Village of Oak Park.

CHAPTER 2

DEFINITIONS

SECTION 202 – DEFINITIONS. Section 202 is amended to add the following:

Responsible Party: Except as may otherwise be specified herein, the owner or the owner's designated agent shall be considered a responsible party for ensuring compliance with this code. In addition, any other person or entity that may be reasonably considered to have a role or responsibility in the creation, continuation, or

correction of any violation of this code shall be considered a responsible party or additional responsible party for such violation.

CHAPTER 9

FIRE PROTECTION SYSTEMS

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group A occupancies having an occupant load of 100 or more. Group A occupancies not separated from one another in accordance with Section 707.3.10 shall be considered as a single occupancy for the purposes of applying this section. Portions of group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the group E occupancy.

SECTION 913 - FIRE PUMPS

913.2.2 Construction of Fire Pump Rooms. Fire pumps, where required by the edition of the International Fire Code as amended and adopted by the Village of Oak Park shall be located in an enclosure designed for protection of the equipment from weather or mechanical damage. The fire pump room shall have each of the following features.

1. Lighting and power. The room shall be adequately lighted to facilitate operation and maintenance of the equipment. At least one 110-volt duplex convenience outlet with ground-fault protection as regulated by the national electric code as amended and adopted by the Village of Oak Park shall be provided in a safe location within the enclosure.
 2. Drainage. At least one floor sink complying with the state of Illinois plumbing code shall be provided. The floor sink shall be capable of draining waste water drained from the sprinkler system inspection port or main sprinkler piping system drain without accumulation on the floor. The floor sink shall be installed a minimum of 36 inches from any panel or piece of equipment.
 3. Access. The room shall be in an accessible location as approved by the fire department with a minimum 36-inch wide door leading directly to the building exterior unless otherwise approved by the fire department.
 4. There shall be a minimum 3-foot-wide access path with minimum 7-foot-high clear headroom through the fire pump room to all equipment. There shall be a minimum 36-inch wide by 36-inch deep by 84-inch high service clearance in front of each piece of equipment or panel in the fire pump room.
 5. Separation. Other than piping, conduits, ducts and/or equipment directly serving the fire pump or the fire pump room, no other building components or systems shall be installed in or pass through the fire pump room.
-

CHAPTER 10

MEANS OF EGRESS

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.3 Egress from Stories or Occupiable Roofs. The means of egress system serving any story or occupiable roof shall be provided with the number of separate and distinct exits based on the aggregate occupant load served in accordance with this section. For purpose of means of egress only, roofs that are intended for private or public use occupied space shall have two separate means of egress. For purpose of this section only,



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exterior spiral stairways constructed in accordance with this code may be provided as a second means of egress from an occupied roof area.

Exceptions:

1. Buildings provided throughout with automatic sprinkler protection.
2. Buildings with parapets or roof edges no higher than 30 feet above the level of Fire Department access.
3. Buildings with windows or other exterior wall openings leading directly to the occupied roof area which have a sill height no higher than 30 feet above the level of Fire Department access.

SECTION 1013 - EXIT SIGNS

1013.5 Internally Illuminated Exit Signs. Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and the current edition of the National Electric Code as amended and adopted by the Village of Oak Park. Exit signs shall be illuminated at all times.

CHAPTER 14

EXTERIOR WALLS

SECTION 1407 - EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)

1407.5.1 Height Above Grade. EIFS other than ultra-high impact systems shall not be installed closer than 8 feet to finished exterior grade. High impact EIFS systems shall be provided with high impact glass fiber reinforcing mesh tested in accordance with ASTM E2486 for high impact resistance (90-150 inch-lbs. and minimum 15 oz/yd²) in combination with standard mesh.

CHAPTER 15

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1502 – ROOF DRAINAGE

1502.1 General. Design and installation of roof drainage systems shall comply with section 1803 of this code and chapter 11 of the 2024 International Plumbing Code appended to this code and re-titled as chapter 36 Storm Drainage.

SECTION 1503 - WEATHER PROTECTION

1503.6 Minimum Slope. The minimum slope of a roof surface toward gutters, scuppers, roof drains or other water collectors shall be 1/4-inch per foot or the roof shall be designed in accordance with this code.

SECTION 1507 - REQUIREMENTS FOR ROOF COVERINGS

Section 1507.13 Sprayed Polyurethane Foam Roofing is deleted in their entirety.

CHAPTER 16

STRUCTURAL DESIGN



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SECTION 1607 - LIVE LOADS

1607.3.3 Balconies, Decks, Porches And Stairways. In addition to the minimum uniformly distributed unit loads required by table 1607.1 of this code, all exterior balconies, decks, porches and stairways shall be designed to resist a lateral live load not less than 10 pounds per square foot applied either perpendicularly and parallel to the main building exterior wall on all horizontal occupied surfaces including, but not limited to built-in seating areas, stairs and walking surfaces. Structures need not be designed for the simultaneous application of lateral loads perpendicular and parallel to the main building exterior wall.

CHAPTER 18

SOILS AND FOUNDATIONS

SECTION 1809 - SHALLOW FOUNDATIONS

1809.5 Frost Protection. Strike Exception and replace with the following:

Exception 1: Free-standing buildings meeting all the following conditions shall not be required to be frost protected:

1. Assigned to risk category I, in accordance with section 1604.5; or
2. Total building area measured at the outside perimeter area is 600 square feet (56 m²) or less for light-frame construction or 400 square feet (37 m²) or less for other than light-frame construction; and
3. Building not higher than 1-story and have height ~~of~~ not higher than 10 feet (3048 mm)

Exception 2: Free-standing buildings not higher than 1-story meeting all the following conditions shall not be required to be frost protected:

1. Building with attic space clear headroom less than 80 inches in height. Higher clear headroom is permitted where the total floor area of the attic space with clear headroom greater than 80 inches occurs over an area less than 70 square feet;
 2. Building envelope is not constructed with brittle materials such as masonry, stucco, EIFS or similar materials;
 3. Any overall exterior wall line dimension does not exceed 24 feet; and
 4. Where an "accessory building" or an "accessory structure" as defined in the zoning ordinance of the Village of Oak Park is not connected to a plumbing sewer line.
-

CHAPTER 27

ELECTRICAL

SECTION 2701 - GENERAL

2701.1 Scope. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the edition of the National Electrical Code as amended and adopted by the Village of Oak Park.

CHAPTER 29



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PLUMBING SYSTEMS

SECTION 2901 - GENERAL

2901.1 Scope. The provisions of this chapter and the current version of the State of Illinois Plumbing Code shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in buildings and structures covered by this code.

SECTION 2902 – Minimum Plumbing Fixtures

2902 Minimum Plumbing Fixtures is deleted in its entirety,

SECTION 2903 – INSTALLATION OF FIXTURES

2903 Installation of Fixtures is deleted in its entirety.

CHAPTER 30

ELEVATORS AND CONVEYING SYSTEMS

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. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) 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 (76mm) in height and shall be placed inside on both sides of the hoist-way door frame. The interior cab dimensions of such ambulance stretcher accommodating elevator shall be a minimum of 60 inches by 85 inches, clear inside of walls and handrails. The elevator shall be equipped with backup power per Section 3003 of this code.

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION” SECTION 3301 - GENERAL

Section 3301.2 Storage and Placement of Construction equipment and materials. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project and as follows:

1. Mobile construction offices shall not be located closer than 10 feet to any property line not adjoining the public right-of-way.
2. Site stored materials shall be kept under tarps or other approved coverings and shall be located not closer than 10 feet to any property line.
3. Fuel supply tanks shall be maintained a minimum of 10 feet from any structure or combustible material. Fuel tanks shall be enclosed with chain link fencing or barricades to prevent mechanical damage to the tanks.
4. Temporary heating units shall be maintained a minimum of 10 feet from any combustible material or structure. The local fire department shall be notified a minimum of 24 hours in advance of the use of any temporary heating units.

3301.6 Construction Work Sites and Execution of Work. All construction work shall be performed in accordance with this code and other pertinent laws and ordinances. For purposes of this section, the term "construction" shall mean the erection of new buildings or structures or the, remodeling, alteration, renovation or repair of existing structures.

3301.6.1 Responsibility. It shall be the duty of every person or entity that performs work regulated by this code, including but not limited to construction, installation or repair of a building, structure or equipment, to comply with the provisions of this code.

3301.6.2 Items to Be Made Available on Site. The following items shall be maintained at the work site and made available to the building official or his or her designee upon request during all work hours:

1. Copy of permit(s) or placard authorizing the commencement of construction for the authorized scope of work;
2. Approved set of construction documents; and
3. A copy of all inspection reports issued by Village inspectors.

3301.6.3 Cleaning. Construction sites and sites for the storage of construction materials and/or equipment shall be kept clean and maintained. Debris and trash from the site shall be removed or contained daily and when otherwise requested by the building official or his or her designee. Debris shall not be allowed to accumulate on the public right-of-way.

3301.6.3.1 Responsible Party for Disposal of Construction Debris. Property owners and/or the prime contractor in charge of the construction site shall furnish non-combustible leak-proof containers for construction debris, garbage, trash and litter, and shall be the responsible parties for the disposal of same by private waste haulers.

3301.6.3.2 Containment of Debris, Garbage, Trash and Litter. All debris, garbage, trash and litter shall be picked up from the ground of the construction site and adjoining areas if scattered during the course of the day. All debris, garbage, trash and litter shall be placed in approved containers as set forth in section 3301.3.3.1 of this code.

3301.6.3.2.1 Dumpsters. The use of dumpsters or other containers for collection of construction debris, garbage, trash and/or litter shall require a permit if such dumpster or container is placed within the public right-of-way. A barricade with flashing light shall be erected at each end and on the street side of any dumpster or container placed in the public right-of-way.

3301.6.3.3 Air-Borne Dust and Particulate Matter. Air-borne dust and particulate matter shall be controlled such that adjoining properties within 500 feet of the construction site are not affected by air-borne dust and particulate matter.

3301.6.3.4 Public Right-Of-Way. The public right-of-way shall be maintained in a broom swept condition at all times. Excavation and backfill materials shall not be allowed to accumulate on the public right-of-way.

3301.6.4 Security. Construction sites shall be maintained secure at all times from entry by unauthorized persons and from all trespassers. Construction gates shall be locked at all times workers are not on site.

3301.6.5 Signage. The contractor shall securely attach his sign to the construction fence in a location visible from the public right-of-way. The sign shall be a maximum of 18 inches high by 24 inches long. The sign shall include the following:

1. Name and address of the project;
2. Name of the general contractor; and
3. The contractor's contact information in case of an emergency.

3301.6.6 Unauthorized Use of Construction Site. Construction sites or sites used for storage of construction materials and/or equipment shall only be used for the activities approved by a permit(s) issued by the Village, and for the duration of permit(s) or license(s) issued.

Exception: Premises where additions, remodeling or renovations are being performed, and on which existing buildings or structures are currently occupied, in use, or have been determined to contain no imminent hazards associated with a use while construction is on-going, may be used for their originally approved building code classifications so long as safety hazards do not impact the safe use of the building during construction.

3301.6.7 Damages and Hazards to Adjacent Properties and Neighborhoods. Construction sites shall be used in a manner so as not to cause damage or hazards to adjacent public or private properties, residential neighborhoods or business districts. The contractor of record shall be responsible for the construction site and shall ensure that damage and hazards do not exist on adjacent public or private properties within proximity of the construction site. The building official is authorized to issue a stop-work order for a project until any damage or hazard to an adjacent property are corrected or abated.

3301.6.8. Construction Work Hours. Construction work hours shall be maintained in accordance with the Oak Park village code.

3301.6.9 Construction Staging and Material Storage Areas. Areas used for construction staging and/or material storage shall not be permitted to encumber the public right-of-way without prior written permission by the building official. Unless staging and storage on adjacent properties is agreed to by the owner(s) of such properties, staging and storage of materials shall be on the property on which work is being executed. Additional permits may be required for staging and storage of materials on properties other than which work is being executed.

3301.6.10 Job-Site Safety. Construction sites shall be maintained in a safe working condition, and workers and visitors to the site shall practice safety measures for construction sites in accordance with applicable law.

3301.6.11 Vacating of Structure. When, during construction there is imminent danger or failure of collapse of a building or structure or any part thereof which endangers life safety, or when, during construction of any building or structure or part of same has fallen and life safety is endangered by the occupancy, use, or continued construction of the building or structure, the building official is hereby authorized and empowered to order and require the occupants to vacate the building or structure forthwith.

3301.6.12 Temporary Safeguards And Emergency Repairs. Upon the building official's finding of any unsafe condition capable of posing imminent danger to its condition or the life safety of persons on site, the building official shall have the authority to order temporary safeguards and emergency repairs to render the building or structure temporarily safe until permanent repairs can be facilitated. For purposes of this section, upon the



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disregard to any notice issued by the building official to provide temporary safeguards and emergency repairs to render a building or structure temporarily safe, the building official shall have the authority to employ the necessary labor and materials to perform the required work as expeditiously as possible with all costs to be reimbursed by the contractor or other responsible party.

301.6.13 Right of Condemnation Before Completion. The building official shall have the authority to condemn a building or structure under construction before its completion where the building or structure is found to be unsafe and endangers the life, health and safety of adjacent property occupants or the general public.

3301.6.14 Abatement or Removal. The building official shall have the authority to order abatement and/or removal of any unsafe building, structure or condition thereon.

SECTION 3305 - SANITARY

3305.1 Facilities Required. Sanitary facilities shall be provided during construction, remodeling, renovation or demolition activities in accordance with applicable law. Sanitary facilities shall be serviced and cleaned on a weekly basis at a minimum.

SECTION 3306 - PROTECTION OF PEDESTRIANS

TABLE 3306.1 PROTECTION OF PEDESTRIANS is modified to include the following:

TABLE 3306.1

HEIGHT OF CONSTRUCTION

More than 8 feet

DISTANCE FROM CONSTRUCTION TO LOT LINE

Less than 10 feet

TYPE OF PROTECTION REQUIRED

System of scaffolding and netting shall be provided to fully encompass all work areas at a level higher than the top of the barrier or covered walkway

3306.9 Adjacent to Excavations. Every excavation, including trenches, on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 6 feet (1829 mm) high. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected when required by the building official shall be fully enclosed with a minimum 4 feet high chain link fence or barrier, or by other measures to ensure public safety, when workers are not present on site. -The enclosure shall be of adequate strength to resist wind pressure as specified in chapter 16.

3306.10 Adjacent to Construction. All construction sites shall be fully enclosed with an 8 feet high barrier of chain link fence with closed selvages on top and full-height opaque fabric during all phases of the work unless approved in writing by the building official. Chain link fencing shall have full-height posts driven into or staked to the ground at 8 feet on center maximum along the length of the construction fence. The fence shall be of adequate strength to resist wind pressure as specified in chapter 16 of this code. Sandbagging of fence posts shall not be permitted without the prior approval of the building official. Minimum 6 feet wide lockable double-leaf gates shall be provided at every 50 feet on center or fraction thereof along the length of the fence



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facing the public right-of-way for emergency access. Fencing may be omitted, upon approval of the building official, where adjacent buildings or fences provide protection from entry into the construction site. All construction fences shall have a permanent sign, in accordance with Section 3301.3.5 of this code. The use of barbed wire, razor wire or similar fencing materials are not permitted.

Exceptions:

1. Fence height shall be a minimum 6 feet in height on properties within residential zoning districts established by the Zoning Ordinance of the Village of Oak Park.
2. Lockable double-leaf gates are not required on properties within residential zoning districts established by the Zoning Ordinance of the Village of Oak Park.
 1. Opaque fabric fence covering shall not be required for projects governed by International Residential Code adopted and amended by the Village.
 2. And/or has been deemed not necessary by the Chief Building Official

SECTION 3315 - TREE PROTECTION

3315.1 Where Required. Parkway trees and their root zones are required to be protected during construction in the following instances:

1. Where excavation of the parkway occurs within the drip zone of any tree located within the parkway;
2. Where powered wheel or track vehicles or equipment cross the parkway in areas other than on a driveway;
3. Where construction operations have the potential to affect the health and/or safety of a parkway tree as determined by the building official or the building official's designee; or
4. Where a dumpster on private property is located within 10 feet of a parkway tree.

3315.2 Protection Required. Prior to the start of any construction, tree and root zone protection, root pruning and/or barriers shall be installed in accordance with the tree protection specifications for construction and the right-of-way restoration standards of the Village, and shall be maintained in place for the duration of the work.

3315.3 Damage to Trees. Any damage to Village trees or landscaped areas shall be restored in accordance with the standards, specifications, codes and regulations for construction and right-of-way restoration of the Village.

APPENDIX Q

ELECTRIFICATION REQUIREMENTS FOR ALL NEW BUILDINGS

SECTION Q101

ADMINISTRATION

Q101.1 Purpose. The purpose of this appendix is to provide minimum requirements for electrification for all new buildings.

Q101.2 Objectives. The objectives of this appendix are to reduce production of greenhouse gasses.



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SECTION Q201

DEFINITIONS

Q201.1 Definitions. The following words and terms shall for the purpose of this appendix have the meaning set forth below.

COMMERCIAL KITCHEN. A kitchen for food preparation intended to service commercial restaurants, institutional uses, cafeterias and other similar dining or food preparation facilities.

FOSSIL FUELS: Fossil fuels are made from decomposing plants and animals and contain carbon and include coal, crude oil and natural gas.

NEW BUILDING: A newly constructed structure with an existing or new foundation.

SECTION P301

ELECTRIFICATION REQUIREMENTS

Q301.1 Electrification for New Buildings. New buildings shall be designed and constructed as follows:

1. The source of energy for the building shall be all electric. Energy from fossil fuels may be provided by generators for emergency backup power and for commercial kitchens.
2. All heating and air conditioning shall be provided by cold climate air source or ground source heat pumps.
3. A building shall contain an energy recovery ventilation system.
4. A report shall be provided to the building official that verifies all systems related to heating, ventilation, and conditioning systems, lighting controls and service hot water systems comply with this code prior to final occupancy.
5. All refrigerators, dishwashers, and clothes washers shall be Energy Star certified.
6. All cooktops shall be electric induction types.
7. All cooking ovens shall be electric types.
8. Energy for any clothes dryer shall be provided by an electric heat pump.
9. A minimum of one Level 2 electric vehicle charging station at each onsite parking area shall be installed for every 5 parking spaces. One charging station may serve an adjacent pair of spaces.
10. Directly piped exterior gas fire pits and gas cooking grills whose source of energy are fossil fuels are prohibited.

2024 INTERNATIONAL EXISTING BUILDING CODE

7-2-1: ADOPTION:

A. The 2024 International Existing Building Code (IEBC), as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-2-2 of this article. To the extent that the provisions of the IEBC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the IEBC edition shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IEBC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.



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7-2-2: AMENDMENTS:

The 2024 International Existing Building Code ("IEBC"), as adopted pursuant to section 7-2-1 of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1 - SCOPE AND APPLICATION

SECTION 101 - GENERAL

Section 101.1 Title. These regulations, as amended and adopted by the Village of Oak Park, shall be known as the existing building code of the Village of Oak Park, hereinafter referred to as "this code."

Section 101.2.1 Appendices. Adopted as part of this code are:

- Appendix A - Guidelines for The Seismic Retrofit of Existing Buildings, including chapters A1 through A5
- Appendix B - Supplementary Accessibility Requirements for Existing Buildings and Facilities; and
- Resource A - Guidelines on Fire Ratings of Archaic Materials and Assemblies.

CHAPTER 1, PART 2 - ADMINISTRATION AND ENFORCEMENT is deleted in its entirety.

Administration and enforcement of this code shall be governed by applicable provisions of chapter 1 of the 2024 International Building Code, as amended and adopted by the Village.

SECTION 306 - ACCESSIBILITY FOR EXISTING BUILDINGS

306.7.7 Altered elements of existing elevators shall comply with ASME A17.1 and the current Illinois Elevator Safety Rules (Title 41, Chapter II, Part 1000). Where the elevator emergency communication system is altered or replaced, that system shall comply with Section 3001.2 of the *International Building Code*. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

306.7.8 Limited-use/limited-application elevators.

Limited-use/limited-application elevators installed in accordance with ASME A17.1 and the current Illinois Elevator Safety Rules (Title 41, Chapter II, Part 1000) shall be permitted as a component of an accessible route.

306.7.9 Platform lifts.

Vertical and inclined platform (wheelchair) lifts installed in accordance with ASME A18.1 and the current Illinois Elevator Safety Rules (Title 41, Chapter II, Part 1000) shall be permitted as a component of an accessible route.

CHAPTER 4

REPAIRS

SECTION 408 PLUMBING is deleted in its entirety.

CHAPTER 8

ALTERATIONS - LEVEL 2

803.2.7 Where Level 2 Alterations occur in any building containing an R-1 or R-2 occupancy an *Automatic Sprinkler System* NFPA 13R shall be installed throughout every floor containing an R-1 or R-2 occupancy where one of the following occurs:

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1. A Work Area of more than 75% of the existing Net Floor Area of a floor is altered. The Fire Code Official will determine whether an Automatic Sprinkler System will be required for the floor based on the Registered Design Professional's submittal of the following drawings:
 - a. A dimensioned plan showing the existing Net Floor Area on each floor that is altered.
 - b. A dimensioned plan showing the Work Area of each floor being altered.
2. Where more than 75% of plaster or drywall interior wall surfaces are removed down to the studs and replaced with new drywall or plaster wall finishes. The Fire Code Official will determine whether an Automatic Sprinkler System will be required based on the Registered Design Professional's submittal of the following drawings:
 - a. A dimensioned plan of the entire floor showing the total length in plan of all exterior and interior wall surfaces. Note that each finished surface of interior walls and the plan length of doors and windows in those walls shall be included in the total length of wall surfaces.
 - b. A dimensioned plan of the entire floor showing the total length in plan of all exterior and interior wall surfaces to be removed and replaced. Note that each finished surface of interior walls and the plan length of doors and windows in those walls shall be included in the total length of wall surfaces.

SECTION 804 MEANS OF EGRESS

804.2 General

3. In R-3 buildings, stairs to basement or attic may remain or be remodeled in their current configuration.

SECTION 805 STRUCTURAL

805.2 Existing Structural elements carrying gravity loads

3. In R-3 buildings, where an attic is converted to use as habitable space, attic floor structure in good condition which spans no greater than twelve feet with at least 2x6 joists @ 16" OC may remain as is.

SECTION 806 ELECTRICAL

806.4.8 In dwelling units where interior wall coverings as defined in the International Residential Code as amended and adopted by the Village (e.g., plaster or gypsum board) are removed from a wall or floor/ceiling assembly, the wiring methods, receptacle spacing, household smoke detectors, and carbon monoxide detectors shall be brought into conformance on both sides of the wall or floor/ceiling assembly that is opened. Where legal existing non-conforming wiring methods are routed to/from concealed walls or floor/ceiling assemblies, the existing wiring shall transition to a method in conformance with this code as soon as practical as approved by the building official.

806.4.9 In dwelling units where cabinets in kitchens are removed or additional cabinets are installed the minimum number of small appliance branch circuits and receptacles, and receptacle spacing shall be brought into conformance with the adopted electrical code.

806.4.10 At least one 20-ampere branch circuit shall be provided in all remodeled dwelling unit bathrooms where one or more of the following conditions exist:

- (1) Where the floor area of the bathroom is reconfigured in size.
- (2) Where the bathroom wall covering as defined in the International Residential Code as amended and adopted by the Village (e.g., plaster or gypsum board) is removed and replaced in the area of required electrical devices.

Exception: The above requirement may be waived by the building official where the nature of the existing construction does not practically allow for conformance with this code.



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SECTION 808 PLUMBING

Replace paragraph 808.1 with the following:

Section 808.1 Increase in Number of Plumbing Fixtures. Where the number of plumbing fixtures is increased by more than 1 water supply fixture units (WSFU) above the existing number, provide one of the following:

(1) If minimum constant water pressure is tested less than 8 psi or the minimum recommended by the fixture manufacturer, provide a booster pump to increase the pressure in accordance with the current edition of the state of Illinois Plumbing Code.

(2) Increase the water supply pipe diameter from the street main and the water meter size to comply with the requirements of the current edition of the state of Illinois Plumbing Code for the number of WSFUs.

Section 808.2 Provide an RPZ (reduced pressure zone backflow preventer) device on the potable water supply in an existing commercial or mixed commercial and residential building, where a minimum of 25% of lineal feet of existing hot and cold-water piping is to be increased and/or replaced.

Exception: If there is no existing floor drain within ten feet from the water meter, a testable double check valve may be provided in lieu of an RPZ.

CHAPTER 10

CHANGE OF OCCUPANCY

SECTION 1002 - SPECIAL USE AND OCCUPANCY

Section 1002.1 Compliance with the building code shall be modified to add the following:

12. Bed and breakfast establishments.

SECTION 1009 - PLUMBING

Section 1009.1 Increased Demand. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements, or to increased water supply requirements in accordance with the ~~International plumbing code~~ current edition of the State of Illinois Plumbing Code, the new occupancy shall comply with the intent of the respective provisions of the current edition of the Plumbing Code.

Section 1009.2 Food-Handling Occupancies. If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the ~~current edition of the State of Illinois Plumbing Code~~ ~~International plumbing code~~.

Section 1009.3 Interceptor Required. If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the ~~current edition of the State of Illinois Plumbing Code~~ ~~International plumbing code~~.

Section 1009.5 Group I-2. If the occupancy group is changed to Group I-2, the plumbing system shall comply with the applicable requirements of the ~~current edition of the State of Illinois Plumbing Code~~.

Section 1010.6 Correction Of Health Or Safety Hazards. Regardless of the age of the building, where a health or safety hazard exists because of an existing plumbing installation or lack thereof, the owner or other responsible party shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation in accordance with the current edition of the State of Illinois Plumbing Code.

CHAPTER 12



2024 Code Adoption - Amendments

HISTORIC BUILDINGS

Strike & Revise 1203.9

1203.9 New stairway railings or replacement stairway railings shall be installed in accordance with the *International Residential Code* as amended and adopted by the Village, or section 1014 of the *International Building Code* as amended and adopted by the Village of Oak Park, as applicable.

Exception: In a *Historic Building* or a building which has significant historical and/or aesthetic characteristics similar to those which qualified as a historic district pursuant to the Oak Park village code, the height of exterior stairway railings that are visible from the street shall be permitted to be installed to a height lower than that required by *The International Residential Code* as amended and adopted by the Village or Section 1014 of the *International Building Code* as amended and adopted by the Village, as applicable under the following conditions:

1. Existing stairway railings which are removed to facilitate refinishing shall be permitted to be reinstalled to the same height, but no lower than existing without being required to meet the structural loading conditions required under the *International Residential Code* as amended and adopted by the Village or Section ~~1607.8~~ 1607.9 of the *International Building Code* as amended and adopted by the Village, as applicable;
2. Existing stairway railings which are replaced shall be allowed to be installed to the same height as the existing stairway railings provided that the guard meets the structural loading conditions of *International Residential Code* as amended and adopted by the Village or section ~~1607.8~~ 1607.9 of the *International Building Code* as amended and adopted by the Village, as applicable;
3. Where an existing stair is replaced with construction of materials, dimensions and aesthetic features documented to match existing, the stairway railings may be omitted where there is documentation that stairway railings did not originally exist; and
4. New stairway railings which are installed to recreate a documented historic condition, shall be allowed to be installed to the same height and in the same shape and configuration as the previously existing stairway railings provided that the stairway railings meet the structural loading conditions of the *International Residential Code* as amended and adopted by the Village or section 1607.9 of the *International Building Code*, as amended and adopted by the Village, as applicable.

1203.9.1 Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairways shall be permitted to remain, provided they are not structurally *dangerous*.

2023 NATIONAL ELECTRIC CODE / NFPA 70

7-3-1: ADOPTION:

A. The 2023 National Electric Code (NEC), as published by the NFPA (aka NFPA 70), is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-13-2 of this article. To the extent that the provisions of the NEC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the 2023 NEC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the NEC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-3-2: AMENDMENTS:

The 2023 National Electric Code, as adopted pursuant to section 7-3-1 of this article is hereby amended by adding the underlined language and deleting the overstricken language as follows:

ARTICLE 110 - Requirements for Electrical Installations



2024 Code Adoption - Amendments

Section 110.26 Spaces About Electrical Equipment.

Add the following sentence to Section 110.26: The working space and access shall be entirely on the legal property which the equipment serves or public right-of-way.

ARTICLE 210 - Branch Circuits

Section 210.50 Receptacle Outlets

Add the following sentence to Section 210.50 (G) (1):

Provide minimum of one receptacle outlet on the outside of each garage and not more than 1.7 m (5 ½ ft) above grade.

ARTICLE 230 - Services

Section 230.43 Wiring Methods For 1000 Volts, Nominal, Or Less. Remove the following method from the list of approved service-entrance conductors:

~~(1) Open wiring on insulators.~~

ARTICLE 250 – Grounding and Bonding

Section 225.10 Wiring on Buildings (or other structures) Remove the following method from the list of approved methods of installing wiring on buildings or other structures:

~~(11) Open wiring on insulators~~

Section 250.118 Types of Equipment Grounding Conductors

(A) Permitted is modified to list items (2), (3), and (4) to read as follows:

- (2) Rigid metal conduit installed above ground.
- (3) Intermediate metal conduit installed above ground.
- (4) Electrical metallic tubing installed above ground.

ARTICLE 314 – Outlet, Device, Pull, and Junction Boxes

Section 314.27 Outlet Boxes

Add the following new paragraph to 314.27:

(A) (3) Where a lighting outlet installed in the ceiling of a dwelling unit is located such that the location makes it feasible to attach a ceiling fan to the outlet box, the outlet box shall be listed for sole support of a ceiling suspended (paddle) fan, regardless of the initial intentions of use for the outlet box.

2024 INTERNATIONAL MECHANICAL CODE

7-4-1: ADOPTION:

The 2024 International Mechanical Code (IMC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-4-2 of this article. To the extent that the



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provisions of the IMC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the 2024 IMC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IMC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-4-2: AMENDMENTS:

The 2024 International Mechanical Code, as adopted pursuant to section 7-4-1 of this article is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1 SCOPE AND ADMINISTRATION

PART I - SCOPE AND APPLICATION

SECTION 101 - GENERAL

Section 101.1 Title. These regulations, as amended and adopted by the Village, shall be known as the Mechanical code of the Village of Oak Park, hereinafter referred to as "this code".

CHAPTER 1, PART 2 - ADMINISTRATION AND ENFORCEMENT is deleted in its entirety with the exception of the following sections to remain:

1. Section 107 Notice of Approval,
2. Section 110 Temporary Uses, Equipment, and Systems,
3. Section 111 Inspections and Testing, and
4. Section 114 Violations, sections 114.1, 114.5, & 114.6 inclusive

Administration and enforcement of this code shall be governed by the sections set forth above and by the applicable provisions of chapter 1 of the International Building Code, as amended by the Village.

CHAPTER 5 EXHAUST SYSTEMS

SECTION 506 - COMMERCIAL KITCHEN HOOD VENTILATION SYSTEM DUCTS AND EXHAUST EQUIPMENT

Section 506.6 Exhaust System Discharge. The permit holder shall verify that the exhaust system discharge does not constitute a nuisance as defined in the Oak Park village code or violate the provisions of any county, state or federal law regulating smoke and particulate emissions. In the event that the building official determines that a nuisance exists, or that a violation of any county, state or federal regulation is found to occur, the business owner or other responsible party shall take immediate measures to abate the nuisance or violation within the timeframe established by the building official for compliance.

SECTION 507 – COMMERCIAL KITCHEN HOODS

Section 507.2.11 Fire suppression systems. A type I hood shall be provided with an approved automatic fire suppression system complying with section 904.12 of the International Building Code and the International Fire Code, each as amended and adopted by the Village, along with the current versions of the NFPA 17A, wet chemical extinguishing systems and NFPA 96, ventilation control and fire protection of commercial cooking operations.



2024 Code Adoption - Amendments

CHAPTER 12 HYDRONIC PIPING

SECTION 1206 - PIPING INSTALLATION

Section 1206.8 Steam Piping Pitch. Steam piping shall be installed to drain to the boiler or the steam trap. Steam systems shall not have drip pockets that reduce the capacity of the steam piping. Steam condensate pipe shall be pitched to the boiler or condensate receiver.

2024 INTERNATIONAL FIRE CODE

7-5-1: ADOPTION:

A. The 2024 International Fire Code (IFC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-5-2 of this article. To the extent that the provisions of the IFC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the IFC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IFC and any provision of the Oak Park Village Code, the provisions of the Oak Park Village Code shall govern.

7-5-2: AMENDMENTS:

The 2024 International Fire Code, as adopted pursuant to section 7-5-1 of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1 - GENERAL PROVISIONS

SECTION 101 – GENERAL

101.1 Title. These regulations shall be known as the Fire Code of The Village of Oak Park, hereinafter referred to as “this code”.

101.2.1 Appendices.

The following appendices are adopted as part of this code:

1. Appendix B - Fire Flow Requirements for Buildings;
2. Appendix C - Fire Hydrant Locations and Distribution;
3. Appendix D - Fire Apparatus Access Roads;
4. Appendix F - Hazard Ranking;
5. Appendix H - Hazardous Materials Management Plan (HMMP) and Hazardous Materials
 - a. Inventory Statement (HMIS) Instructions;
6. Appendix I - Fire Protection Systems - Noncompliant Conditions;
7. Appendix K - Construction Requirements for Existing Ambulatory Care Facilities; and
8. Appendix L - Requirements for Fire Fighter Air Replenishment Systems.

SECTION 103 – CODE COMPLIANCE AGENCY



2024 Code Adoption - Amendments

103.1 Creation of agency. The Village of Oak Park Fire Department Fire Prevention Bureau is hereby created and the official in charge there shall be known as the Fire Code Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

SECTION 112 MEANS OF APPEALS is deleted in its entirety and appeals shall be governed by section 113 of the 2024 International Building Code, as amended and adopted by the Village.

CHAPTER 2

DEFINITIONS

SECTION 202 - GENERAL DEFINITIONS

202 General Definitions is modified to add the definition of "Responsible Party" to read as follows:

RESPONSIBLE PARTY: Except as may otherwise be set forth herein, the owner or the owner's designated agent shall be considered a responsible party for ensuring compliance with this code. In addition, any other person or entity that may be reasonably considered to have a role or responsibility in the creation, continuation, or correction of any violation of this code shall be considered a responsible party or additional responsible party for such violation.

CHAPTER 6

BUILDING SERVICES AND SYSTEMS

SECTION 606 - COMMERCIAL COOKING EQUIPMENT AND SYSTEMS

606.1 General. Commercial kitchen exhaust hoods shall comply with the requirements of the International Building Code and the International Mechanical Code, each as amended and adopted by the Village, and National Fire Protection Agency ("NFPA") 17A and 96.

CHAPTER 9

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901 – GENERAL

901.4.2 Nonrequired fire protection and life safety system. Fire protection and life safety systems or portion thereof not required by this code or the International Building Code shall be allowed to be furnished for partial or complete protection provided that such installed systems meet the applicable requirements of this code, ~~and~~ the International Building Code, NFPA 72 and the current Illinois Accessibility Code.

901.4.3 Alterations in buildings and structures. For any alteration within a building or structure, the fire protection and life safety systems shall be extended, altered or augmented to maintain and continue protection within the building or structure. Persons shall not remove or modify any fire protection or life safety system installed or maintained under the provisions of this code or the international building code without approval from the fire code official. Fire panels approved for replacement by the Fire Code Official require all components to be listed within such panel and the panel service area to comply with this code and NFPA 72.



2024 Code Adoption - Amendments

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of ~~300~~ 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of ~~300~~ 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of ~~300~~ 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.6 Assembly Occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 ~~for Group A, A-2 and 300 for other Group A occupancies~~, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

903.2.1.7 Multiple fire areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is ~~300~~ 100 or more.

903.2.2 Ambulatory Care Facilities is hereby re-numbered in its entirety and relocated to Section 903.2.2.1.

903.2.2 Group B. An automatic sprinkler system shall be provided for group B occupancies where one of the following conditions exists:

1. The fire area has an occupant load of 100 or more.
2. The fire area is located in a basement.

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout the entire floor area containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where, ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest level of exit discharge, including the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

903.2.3 Group E. An automatic sprinkler system shall be provided for group E occupancies as follows:

1. Throughout all group E fire areas greater than 12,000 square feet in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an *automatic sprinkler system* is not required in any area below the *lowest level of exit discharge* serving that area.

3. The Group E *fire area* has an occupant load of ~~300~~ 100 or more.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a group M occupancy where one of the following conditions exists:

1. A group M fire area exceeds 12,000 square feet in area.
2. A group M fire area is located more than three stories above grade plane.
3. The combined area of all group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2300 m²).
4. The fire area has an occupant load of 100 or more.

903.2.11.1.3 Basements. ~~Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1., or where walls, partitions or other obstructions are installed that restrict the application from hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.~~ Where any occupancy classification except Group S or U occurs in a basement, the entire basement shall be equipped throughout with an approved automatic sprinkler system.

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2. A safety factor for hydraulic calculations shall be a minimum of 5 psi or 10% of the available pressure, whichever is greater. Flexible sprinkler hose is not be permitted for use in any NFPA 13, 13R or 13D system, unless specifically approved by the Fire Code Official.

903.3.1.2 NFPA 13R sprinkler systems. Automatic Sprinkler Systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is 30 feet or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance

3. The floor level of the lowest story is 30 feet or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the *International Building Code* shall be measured from grade plane. A safety factor for hydraulic calculations shall be a minimum of 5 psi or 10% of the available pressure, whichever is greater.

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of *dwelling units* and *sleeping units*, ~~where either of the following conditions exists:~~

1. ~~The building is of Type V construction, provided that there is a roof or deck above.~~
2. ~~Exterior balconies, decks and ground floor patios of *dwelling units* and *sleeping units* are constructed in accordance with Section 705.2.3.1, Exception 3 of the International Building Code.~~

Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks ~~that are constructed of open wood joist construction.~~

903.4.1 Electronic supervision. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water flow switches on all sprinkler systems shall be electrically supervised by a ~~listed fire alarm control unit~~ manual fire alarm system in compliance with NFPA 72 requirements and the Illinois Accessibility Code for occupant notification.

Exceptions:

1. Automatic Sprinkler systems protecting one- and two-family dwellings.
2. Limited area sprinkler systems in accordance with Section 903.3.8
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the *Automatic sprinkler system*, and a separate shutoff valve for the *automatic sprinkler system* is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

8. Underground key or hub gate valves in roadway boxes.

903.4.3 Alarms. An approved audible and visual device with a blue lens, 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 fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

FIRE PROTECTION SYSTEMS

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

907.1.3 Equipment. All fire alarm systems shall be of the addressable type and shall be installed per NFPA 72. Systems and components shall be listed and approved for the purpose for which they are installed.

907.1.4 Notification of Disconnection. Any disconnection of an active fire alarm system from the system monitoring station on file with the Village's Fire Department shall be reported in writing to the Fire Department by the property owner or other responsible party within 24 hours of such disconnection. Failure to make such notification to the Fire Department shall be a violation of this code.

907.1.5 Re-Connection of Alarm System. Failure to reconnect a required fire alarm system to a system monitoring station approved by the Village's Fire Department within 24 hours of any disconnection shall be a violation of this code.

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 in accordance with Sections 907.2.1 through 907.2.23, and provide occupant notification in accordance with Section 907.5, unless other requirements are proved by another section of this code. Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

~~Exceptions~~ Exception:

1. The manual fire alarm box is not required for alarm systems dedicated to elevator recall control supervisory service.
- ~~2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is open to the public.~~

907.2.1 Group A. Group A is deleted and replaced in its entirety with the following:

907.2.1 Group A. A manual/automatic fire alarm system and an automatic fire detection system that activates an occupant notification system in accordance with Section 907.5 of this code shall be installed throughout all Group A occupancies.

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Exception: Where an automatic sprinkler system is provided throughout a building and connected to the building fire alarm system, an automatic fire detection system is not required unless otherwise required by law.

907.2.2 Group B. Group B is deleted and replaced in its entirety with the following:

907.2.2 Group B. A manual/automatic fire alarm system and an automatic fire detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all occupancies containing group B occupancies.

Exceptions:

- 1.** Group B occupancies having an occupant load of less than 50 which have a direct exit to a building exterior except restaurants or establishments where alcoholic beverages or cannabis are permitted to be consumed.
- 2.** Where an automatic sprinkler system is provided throughout the building and connected to the building fire alarm system, and automatic fire detection system is not required unless otherwise required by law.

907.2.3 Group E. Group E is deleted and replaced in its entirety with the following:

907.2.3 Group E. A manual/automatic fire alarm system and an automatic fire detection system which activates an occupant notification system in accordance with Section 907.5 of this code shall be installed throughout group E occupancies. Activation of the fire alarm in Group E occupancies shall initiate a signal using an emergency voice/alarm communication system in accordance with Section 907.5.2.2 of this code.

Exception: Where an automatic sprinkler system is provided throughout a building and connected to a building fire alarm system, an automatic fire detection system is not required unless otherwise required by law.

907.2.4 Group F. Section 907.2.4 Group F is deleted and replaced in its entirety with the following:

907.2.4 Group F and S. A manual/ automatic fire alarm system and an automatic fire detection system that activates an occupant notification system in accordance with Section 907.5 of this code shall be installed throughout all group F and S occupancies.

Exceptions:

- 1.** Occupancies having an occupant load of less than 50 and having direct exiting to the building exterior.
- 2.** Where an automatic sprinkler system is provided throughout a building and connected to a building fire alarm system, an automatic fire detection system is not required unless otherwise required by law.
- 3.** An automatic fire detection system is not required in open parking garages.

907.2.7 Group M. Section 907.2.7 is deleted and replaced in its entirety with the following:

907.2.7 Group M. A manual/automatic fire alarm system and an automatic fire detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout group M occupancies.

Exceptions:

1. Occupancies having an occupant load less than 50 which have a direct exit to the building exterior.
2. Where an automatic sprinkler system is provided throughout a building and connected to a building fire alarm system, an automatic fire detection system is not required unless otherwise required by law.

907.2.8 Group R-1. Section 907.2.8 is deleted and replaced in its entirety with the following:

907.2.8 Group R-1. A manual/automatic fire alarm system and an automatic fire detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all occupancies containing group R-1 occupancies.

Exception: Where an automatic sprinkler system is provided throughout a building and connected to a building fire alarm system, an automatic fire detection system is not required unless otherwise required by law.

907.2.9 Group R-2. Section 907.2.8 is deleted and replaced in its entirety with the following:

907.2.9 Group R-2. A manual/automatic fire alarm system and an automatic fire detection system that activates an occupant notification system in accordance with Section 907.5 of this code shall be installed throughout all group R-2 occupancies.

Exception: Where an automatic sprinkler system is provided throughout the building and connected to the building fire alarm system, an automatic fire detection system is not required unless otherwise specified.

907.5.2 Alarm notification appliances. Alarm notification appliances shall be provided and shall be listed for their purpose. The code requires that fire alarm systems be equipped with approved alarm notification appliances so that in an emergency, the fire alarm system will notify the occupants of the need for evacuation or implementation of the fire emergency plan. Alarm notification devices required by the code are of two general types: visible and audible. An additional audible and visual device with a red lens, shall be located on the exterior of the building in an approved location. Except for voice/ alarm signaling systems, once the system has been activated, all visible and audible alarms are required to activate. Voice/alarm signaling systems are special signaling systems that are activated selectively in response to specific emergency conditions.

907.5.2.3 Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 907.5.2.3.1 through 907.5.2.3.4 ~~907.5.2.3.3~~.

Exceptions:

1. Visible alarm notification appliances are not required in alterations, except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.
- 1 2. Visible alarm notification appliances shall not be required in exits as defined in Chapter .
- 2 3. Visible alarm notification appliances shall not be required in elevator cars.
- 3 4. Visual alarm notification appliances are not required in critical care areas of Group I-2, Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2.
- 4 5. A visible alarm notification appliance installed in a nurses' control station or other continuously attended staff location in a Group I-2 Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2.

907.5.2.3.3 Group R-2. In Group R-2 occupancies required by Section 907 to have a fire alarm system, each story that contains *dwelling units* and *sleeping units* shall be provided with the capability to support future visible alarm notification appliances in accordance with Chapter 11 of ICC A117.1. Such capability shall accommodate wired or wireless equipment. Type A units as described in the International Building Code shall be equipped with audio/visual devices.

907.5.2.3.4 Visible alarms in new, existing and alterations. Visible alarm notification appliances shall be provided in the following buildings:

1. Where a new fire alarm system is installed;
2. Where an existing fire alarm system is upgraded or replaced; or
3. Buildings undergoing alterations in any occupancy group where a fire alarm currently exists.

907.6.4.3 Zone maps. Fire alarm zone maps shall be provided at all fire alarm control panels, annunciator panels, fire command center, and any other location as determined by the fire official. The zone maps shall provide the locations of all fire alarm initiating devices set forth in a floor plan.

SECTION 913 – FIRE PUMPS

913.2 Protection against interruption of service: The fire pump, driver and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions. Where a building is equipped with an emergency generator, any fire pump shall be connected to the generator.

CHAPTER 10

MEANS OF EGRESS

1013.5 Internally illuminated exit signs.

Electrically powered, ~~self-luminous and photoluminescent~~ exit signs shall be *listed* and *labeled* in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions, Section 1203, and the latest edition of the National Electric Code as adopted and amended by the Village of Oak Park. Exit signs shall be illuminated at all times

CHAPTER 11

CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

1103.2 Emergency Responder communications enhancement in Existing Buildings. Existing buildings other than Group R-3, that do not have an approved in-building emergency response communications enhancement for emergency responders in the building based on existing coverage levels of the public safety communication systems, shall be equipped with such coverage according to one of the following:

- Where an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.
- Within a time, frame established by the adopting authority
- Existing systems shall be maintained in accordance with Section 510.6.

1103.5 Sprinkler Systems. An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 through ~~1103.5.4~~ 1103.5.7

1103.5.1 Group A-2. Where alcoholic beverages or cannabis are consumed in a Group A-2 occupancy having an occupant load of ~~300~~ 200 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinklers system in accordance with Section 903.3.1.1.

1103.5.6 Group R-1 and R-2. Occupancies undergoing alterations, see 2024 International Existing Building Code and Village of Oak Park amendments.

1103.5.7 Existing Basements. If occupancy is permitted in a basement within any occupancy classification except Group R-2, R-3, S or U, the entire basement shall be equipped with an approved automatic sprinkler system.

1103.5.8 Monitoring and Notification for Existing Sprinkler Systems. Sprinkler systems installed in commercial buildings shall have monitoring and notification devices installed per Sections 903.4 and 907.5 where existing fire alarms are installed within the building.

(Ord. 2014-0-62, 10-6-2014, eff. 1-1-2015; amd. Ord. 20-083, 9-21-2020; Ord. 23-52, 6-20-2023)

1103.7.0 Restaurants or establishments where alcoholic beverages or cannabis are permitted to be consumed shall have a manual fire alarm and an automatic fire alarm system with notification of any size or occupant load.

1103.7.6 Group R-2. A ~~manual~~ automatic fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Exceptions:

1. Where each living unit is separated from other contiguous living units by fire barriers having a fire-resistance rating of not less than $\frac{3}{4}$ hour, and where each living unit has either its own independent exit or its own independent stairway or ramp discharge at grade.
2. A separate manual fire alarm system is ~~not~~ required in buildings that are equipped throughout with an approved supervised automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2 and shall have a local alarm and Audio-Visual devices to notify all occupants.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.
4. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, do not exceed three stories or 16 dwelling or sleeping units and comply with both or the following:
 - 4.1. Each dwelling unit is separated from other contiguous dwelling units by fire barriers having a fire-resistance rating of not less than $\frac{3}{4}$ hour.



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- 4.2. Each dwelling unit is provided with smoke alarms complying with the requirements of Section 907.2.11.

CHAPTER 61 - LIQUIFIED PETROLUM GASES

6109.13 Protection of containers.

LP-Gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4. Vehicle protection to be installed per Section 312.2 where required.

~~Exception: Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in a lockable, ventilated cabinet of metal construction.~~

2024 INTERNATIONAL RESIDENTIAL CODE

7-6-1: ADOPTION:

- A. The 2024 International Residential Code (IRC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-6-2 of this article. To the extent that the provisions of the IRC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the IRC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IRC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-6-2: AMENDMENTS:

The 2024 International Residential Code, as adopted pursuant to section 7-6-1 of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1

SECTION R102 - APPLICABILITY

R102.5 Appendices.

The following appendices are adopted as part of this code:

1. Appendix AX – Electrification for New Residential Buildings, as amended hereinafter.
2. Appendix BA – Manufactured Housing Used as Dwellings
3. Appendix BB – Tiny Houses
4. Appendix BC - Accessory Dwelling Units
5. Appendix BD - Home Day Care - R-3 Occupancy.
6. Appendix BE - Radon Control Methods, as amended hereinafter.
7. Appendix BF - Patio Covers
8. Appendix BG - Sound Transmission
9. Appendix BO - Existing Buildings And Structures, as amended hereinafter.
10. Appendix CA - Sizing And Capacities Of Gas Piping
11. Appendix CB - Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, And Appliances Listed For Use With Type B Vents
12. Appendix CC - Recommended Procedure For Safety Inspection Of An Existing Appliance Installation

13. Appendix CD - Piping Standards for Various Applications

Table R301.2: Climate and geographic design criteria

Ground snow load: 36.4 psf (Allowable Stress)

Wind design speed: 107 mph (Ultimate)

Topographic effects: No

Seismic design category: B

Weathering: Severe

Frost depth line: 42 inches

Termites: Moderate to heavy

Winter design temperature: 4°F, 97.5%

Summer design temperature: 89°F dry bulb, 2.5%; 76°F wet bulb, 2.5%

Ice barrier underlayment required: Yes

Flood hazards: No

Air freezing index: 1543 (°F-Days)

Annual mean temperature: 49.4°F

Heating degree days (HDD): 6,155

Cooling degree days (CDD): 942

Climate zone: 5A

Heating maximum: 72°F

Cooling minimum: 75°F

100-year hourly rainfall rate: 4 inches

EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING		MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated	1 hour—tested in accordance with ASTM E119 or UL263 or Section 703.3 of the International Building Code with exposure from both sides	0 feet
	Not fire resistance rated	0 hours	3 feet
Projections	Not allowed	N/A	< 1 foot
	Fire resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a,b}	1 foot to < 2 feet
	Not fire resistance rated	0 hours	2 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	< 5 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet



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		None required	3 feet
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TABLE R302.1(1): EXTERIOR WALLS

For SI: 1 foot = 304.8mm

NA = Not Applicable.

SECTION R309 - AUTOMATIC FIRE SPRINKLER SYSTEMS

R309.1 Townhouse automatic sprinkler systems. An automatic sprinkler system shall be installed in townhouses.

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

R309.2 One- And Two-Family Dwellings Automatic Fire Systems. An automatic residential fire sprinkler system shall be installed in new construction of one- and two-family dwellings.

~~—Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

R309.3 Existing Structures. See Section BO101.9 below for sprinkler requirements for existing structures.

403.1.4.1 Frost Protection

Exceptions:

Strike items 1 & 2 replace with

Free-standing accessory structures not connected to any plumbing or sewer lines that meet all the following conditions shall not be required:

- Light frame construction less than 600 square feet or 400 square feet or less for other than light-frame construction; AND
- Building not higher than 1-story with an eave height not higher than 10 feet; AND
- Building with attic space clear headroom is less than 80 inches in height. Higher clear headroom is permitted where the total floor area of the attic space with clear headroom greater than 80 inches occurs over an (IRC 403.1) area less than 70 square feet; AND
- Building envelope is not constructed with brittle materials such as masonry, stucco, EIFS or similar materials; AND
- All exterior footings shall be at least 14 inches below the undisturbed ground surface, extend 6 inches above grade with a 12-inch minimum width trench; AND reinforcement must comply with 403.1.3

Amend 507.3.3 – Frost Protection

~~Where decks are attached to a frost-protected structure, d~~ Unless previously exempted, all deck footings and all stair stringers must land on, be fully supported, and shall be protected from frost by one or more of the following methods:

Add Exception

4. Frost protected pad (1 - 8" footing with rebar for every 3' in length)

507.3.4 – Footing height. Deck footings shall extend 6" above grade

Exceptions:

1. Frost protected pads for stairs may be located at grade
2. Decks located over concrete or other hardscaping may be located at grade as long as posts are supported by a Stand-off Post Base Anchor

CHAPTER 15



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EXHAUST SYSTEMS

SECTION M1503. DOMESTIC COOKING EXHAUST EQUIPMENT

M1503.6.3 Makeup Air Temperature. The temperature differential between makeup air and the air in the conditioned space shall not exceed 10°F except where the added heating and cooling loads of the makeup air do not exceed the capacity of the HVAC system.

PART VII PLUMBING

CHAPTER 25 PLUMBING ADMINISTRATION is deleted in its entirety.

CHAPTER 26

GENERAL PLUMBING REQUIREMENTS

SECTION P2601 - GENERAL

P2601.1 Scope. The provisions of this chapter shall govern the installation of plumbing not specifically covered in other chapters applicable to plumbing systems. The provisions of the current edition of the State of Illinois Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

Exception: Bathtubs, showers, lavatories, clothes washers and laundry trays shall not be required to discharge to the sanitary drainage system where such fixtures discharge to systems complying with Sections P2910 AND P2911.

All new one or two-family dwellings shall contain the following:

1. New sewer service from the principal structure to the Village sewer main;
2. Over-head sewer system in buildings with basements;
3. New water service from the principal structure to the Village water main;
4. A new water meter, which shall be purchased from the Village; and
5. A new buffalo box water shut off valve installed in the parkway, which shall be purchased from the Village.

Delete Section P2601.3 Flood Hazard Area in its entirety.

Delete Sections P2602, Individual Water Supply and Sewage Disposal, through section P2609 Materials Evaluation and Listing, inclusive, in their entirety.

Delete Chapter 27 Plumbing Fixtures in its entirety.

Delete Chapter 28 Water Heaters in its entirety.

Delete Chapter 29 Water Supply and Distribution Sections 2902 – 2909

Delete Chapter 30 Sanitary Drainage in its entirety.

Delete Chapter 31 Vents in its entirety.



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Delete Chapter 32 Traps in its entirety.

Delete Chapter 33 Storm Drainage in its entirety.

Part VIII – ELECTRICAL

Modify 3401.1 Applicability

Chapters 34 through 43 cover those wiring methods and materials most commonly encountered in the construction of one- and two-family dwellings and structures regulated by the IRC. The 2023 National Electric Code as adopted & amended by the Village of Oak Park is referenced for any subject not addressed in this Part. In the event of a conflict between any provisions of the NEC or this Part and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

Modify Section E3403.2 Inspection Required.

New electrical work and parts of existing systems affected by new work or alterations shall be inspected by the building official to ensure compliance with the requirements of chapters 34 through 43.

Work inspected and approved shall not be modified without obtaining subsequent approval after the modification. The chief building official may require any equipment, component, or panelboard, or access to these elements to be opened for inspection. The building official may require any project related personnel to be on site for any inspection, including, but not limited to property owners, design professionals, general contractor and/or sub-contractor representatives or owners.

Safe access shall be provided to all areas required for inspection. The building official reserves the right to not perform any inspection where safe access is not provided, including but not necessarily limited to, trenches, ladders, temporary stairs, guardrails, areas requiring the removal of safety equipment such as boots or hard hats, and/or manholes or vaults. Where specialty safety equipment is required to perform an inspection, it shall be provided for the inspector to use for the inspection, by a responsible party to the construction project.

The property owner shall ultimately be responsible for assuring that all the required inspections are approved.

APPENDIX BE

RADON CONTROL METHODS

SECTION BE101 - SCOPE

Appendix BE section BE101.1 General. This appendix contains requirements for new construction in jurisdictions where radon resistant construction is required. Where installed, radon control methods shall be in accordance with this appendix unless superseded by Illinois Statue 420 ILCS 52., Radon Resistant Construction Act

APPENDIX BO

EXISTING BUILDINGS AND STRUCTURES

SECTION BO102 - COMPLIANCE

Appendix BO sections BO102.10 and BO 102.11 are added as follows:

Section BO102.10 Conversion into Habitable Space. When any area not previously approved or utilized as habitable space is converted into and/or utilized as habitable space, regardless of the amount of construction

work done in this area, it shall be considered as reconstruction and shall be subject to the requirements of this appendix and the provisions of sections R312.1, R313.1, R313.1.1, R313.1.2 and R316 of this code.

Section BO102.11 Conversion into A Sleeping Room. When any area not previously approved or utilized as a sleeping room is converted into and/or utilized as a sleeping room, regardless of the amount of construction work that was or was not done in this conversion or change of utilization, it shall be subject to all requirements for new construction of a sleeping room as found in this code.

BO102.12 Adding Insulation to Existing Attics

When insulation is added to existing attics, either at the attic floor level or under roof deck, winter snow will accumulate on the roof structure potentially adding load beyond the ability of the existing structure to adequately support the added load. Where total attic insulation exceeds R-25, {a report shall be} submitted {by a licensed structural engineer or architect} that the existing structure complies with the requirements of Table 301.2 or Table 301.6 whichever is greater. Where existing roof framing does not comply, submit drawings and calculations showing required alterations to the structure to the structure to bring the roof structure into compliance.

SECTION BO104 - REPAIRS

BO104.3 Water Closets

Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the current version of the Illinois Plumbing Code.

SECTION BO109 – Alterations and Additions

EXISTING BUILDINGS AND STRUCTURES

BO105.9 Automatic Sprinkler Systems in existing one- and two-family dwellings and townhouses:

BO105.9.1 Additions. An Automatic Sprinkler System NFPA 13D shall be installed throughout existing one- and two- family dwellings and townhouses where the *Building Area* of an *Addition* is more than 75% of the existing *Building Area* which shall include habitable basements and attics. The *Fire Code Official* will determine whether an Automatic Sprinkler System will be required based on the architect's submittal of the following drawing:

- a. A plan showing the total existing *Building Area* excluding covered porches and the *Addition Building Area*.

BO105.9.2 Alterations. An Automatic Sprinkler System NFPA 13D shall be installed throughout one- and two-family dwellings and townhouses where one of the following occurs:

1. A *Work Area* of more than 75% of the existing *Building Area*, which shall include habitable basements and attics, is altered. The *Fire Code Official* will determine whether an *Automatic Sprinkler System* will be required based on the *Registered Design Professional's* submittal of the following drawings:
 - a. A dimensioned plan showing the total existing *Building Area* excluding covered porches.
 - b. A dimensioned plan showing the *Work Area*

2. Where more than 75% of plaster or drywall interior wall surfaces are removed down to the studs. The Fire Code Official will determine whether an Automatic Sprinkler System will be required based on the Registered Design Professional's submittal of the following drawings:

- a. A dimensioned plan of each floor showing the total length in plan of all exterior and interior wall surfaces. Note that each finished surface of the walls and the plan length of doors and windows in those walls shall be included in the total length of wall surfaces.
- b. A dimensioned plan of each floor showing the total length in plan of all exterior and interior wall surfaces to be removed. Note that each finished surface of the walls and the plan length of doors and windows in those walls shall be included in the total length of wall surfaces.

APPENDIX AX - ELECTRIFICATION FOR NEW RESIDENTIAL BUILDINGS

SECTION 0101- Administration

AX101.1 Purpose. The purpose of this appendix is to provide minimum requirements for enhanced environmental features in all new residential buildings regulated by this code.

AX01.2 Objectives. The objectives of this appendix are to reduce production of greenhouse gasses.

SECTION AX201- Definition

Definitions. The following words and terms shall for the purpose of this appendix have the meaning set forth below.

FOSSIL FUELS: Fossil fuels are made from decomposing plants and animals and contain carbon and include coal, crude oil and natural gas.

NEW RESIDENTIAL BUILDING: A new residential building/structure shall mean a new independent or attached residential structure on a newly created foundation.

SECTION AX301- ELECTRIFICATION REQUIREMENTS

AX301.1 Electrification requirement for New Residential Buildings. New residential buildings shall be designed and constructed as follows:

1. The source of energy for the building shall be all electric and the source of energy shall not be fossil fuels. Energy from fossil fuels may be provided by generators for emergency backup power.
2. All heating and air conditioning shall be provided by cold climate air source or ground source heat pumps.
3. A building shall contain an energy recovery ventilation system.
4. A building design shall include Manuals J and S calculations, or an equivalent design, by a licensed design professional.
5. All refrigerators, dishwashers, and clothes washers shall be Energy Star certified.
6. Energy for any clothes dryer shall be provided by an electric heat pump.
7. A building shall contain at least one level 2 electric vehicle charging station at one parking location if a building contains a parking space/garage.
9. Directly piped exterior gas fire pits and gas cooking grills whose source of energy are fossil fuels are prohibited.

2024 INTERNATIONAL FUEL GAS CODE

7-11-1: ADOPTION:

A. The 2024 International Fuel Gas Code (IFGC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-11-2 of this article. To the extent that the



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provisions of the IFGC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the IFGC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IFGC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-11-2: AMENDMENTS:

The 2024 International Fuel Gas Code, as adopted pursuant to section 7-11-1 of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1 - SCOPE AND APPLICATION

SECTION 101 (IFGC) - GENERAL

Section 101.1 Title. These regulations, as amended and adopted by the Village, shall be known as the Fuel Gas Code of the Village of Oak Park, hereinafter referred to as "this code."

CHAPTER 1, PART 2 - ADMINISTRATION AND ENFORCEMENT is deleted in its entirety with the exception of the following sections to remain:

1. Section 107 Notice of Approval,
2. Section 110 Temporary Uses, Equipment, and Systems,
3. Section 111 Inspections and Testing, and
4. Section 113 Violations, sections 113.1, 113.5, & 114.6 inclusive

Administration and enforcement of this code shall be governed by the sections set forth above and by the applicable provisions of chapter 1 of the International Building Code, as amended by the Village.

2014 ILLINOIS PLUMBING CODE

7-12-1: ADOPTION:

A. The current edition of the State of Illinois Plumbing Code (ILPC), pursuant to 77 Illinois administrative code 890, as amended, is hereby adopted by the Village of Oak Park by reference and is made a part hereof as if fully set forth in this in section 7-12-2 of this article. To the extent that the provisions of the ILPC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the 2014 ILPC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the ILPC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

(WaterSense)

B. All new and replacement plumbing fixtures and irrigation controllers shall bear the WaterSense label as designated by the United States Environmental Protection Agency WaterSense program and shall be in compliance with section 2.5(g) of the Illinois plumbing license law, 225 Illinois Compiled Statutes 320/2.5(g), as amended. (Ord. 15-179, 11-16-2015)

7-12-2: AMENDMENTS:

The 2014 Illinois Plumbing Code, as adopted pursuant to section 7-12-1 of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:



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Section 890.810 Minimum Number of Plumbing Fixtures

b) Required Restroom Facilities and Drinking Fountains

1) Employee Restrooms and Drinking Fountains

i) If there are more than ~~five~~ ten employees working at any one time, ~~separate restrooms for men and women shall be provided~~ two gender neutral bathrooms must be provided.

ii) ~~If there are no more than five employees working at any time, one restroom may serve both sexes. A restroom shall have a minimum of one water closet and one lavatory.~~ All single stall bathrooms are to be gender-neutral per Illinois Statue and do not require a urinal be installed.

Section 890.TABLE B Minimum Number of Plumbing Fixtures

Footnote 8: Food Service Establishments with no more than ~~10~~ 20 combined employees and seats (for patrons) at any one time ~~need not provide public restrooms, provided that the employee restrooms are accessible and made available to the public~~ must have one publicly available gender-neutral bathroom.

2024 INTERNATIONAL ENERGY CONSERVATION CODE

7-13-1: ADOPTION:

A. The 2024 International Energy Conservation Code (IECC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section [7-13-2](#) of this article. To the extent that the provisions of the IECC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the 2024 IECC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IECC and any provision of the Oak Park village code, the provisions of the Oak Park village code shall govern.

7-13-2: AMENDMENTS: (None)

The 2024 International Energy Conservation Code, as adopted pursuant to section [7-15-1](#) of this article is adopted in its entirety without amendments.

2024 INTERNATIONAL SWIMMING POOL AND SPA CODE

7-16-1: ADOPTION:

The 2024 International Swimming Pool and Spa Code (ISPSC) as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section [7-16-2](#) of this article. To the extent that the provisions of the ISPSC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the 2024 ISPSC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the IRC and any provision of the Oak Park village code, the provisions of the Oak Park Village code shall govern.

7-16-2: AMENDMENTS:

The 2024 International Swimming Pool and Spa Code, as adopted pursuant to section [7-16-1](#) of this article, is hereby amended by adding the underlined language and deleting the overstricken language as follows:

CHAPTER 1



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SCOPE AND ADMINISTRATION

PART 1 - SCOPE AND APPLICATION

SECTION 101 – GENERAL

Section 101.1 Title. These regulations, as amended and adopted by the Village of Oak Park, shall be known as the Swimming Pool and Spa Code of the Village of Oak Park, hereinafter referred to as "this code."

PART 2 - ADMINISTRATION AND ENFORCEMENT

CHAPTER 1, PART 2 - ADMINISTRATION AND ENFORCEMENT is deleted in its entirety and replaced with the following:

CHAPTER 1, PART 2 - ADMINISTRATION AND ENFORCEMENT

Administration and enforcement of this code shall be governed by applicable provisions of Chapter 1 of the International Building Code as amended and adopted by the Village.

CHAPTER 3 GENERAL COMPLIANCE: revise as follows.

SECTION 302

ELECTRICAL, PLUMBING, MECHANICAL AND FUEL GAS REQUIREMENTS

302.2 Water service and drainage.

Piping and fittings used for water service, makeup and drainage piping for pools and spas shall comply with the provisions of the current edition of the State of Illinois Plumbing Code. Fittings shall be *approved* for installation with the piping installed.

302.5 Backflow protection.

Water supplies for pools and spas shall be protected against backflow in accordance with the ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code or the adopted [*International Residential Code*](#), as applicable in accordance with [Section 102.7.1](#).

302.6 Wastewater discharge.

Where wastewater from pools or spas, such as backwash water from filters and water from deck drains discharge to a building drainage system, the connection shall be through an air gap in accordance with the ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code or the [*International Residential Code*](#) as applicable in accordance with [Section 102.7.1](#).

306.9.1 Hose bibbs.

Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code or International Residential Code, as applicable in accordance with Section 102.7.1, and shall be located not greater than 150 feet (45 720 mm) apart. Water-powered devices, such as water-powered lifts, shall have a dedicated hose bibb water source.

319.2 ~~318.2~~ Protection of potable water supply.

Potable water supply systems shall be designed, installed, and maintained so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections



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or other piping connections to the system. Means of protection against backflow in the potable water supply shall be provided through an air gap complying with ASME A112.1.2 or by a backflow prevention assembly in accordance with the International Residential Code or the ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code, as applicable in accordance with Section 102.7.1.

SECTION 410

SANITARY FACILITIES

410.1 Toilet facilities.

Class A and B pools shall be provided with toilet facilities having the required number of plumbing fixtures in accordance with the International Building Code or the ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code.

CHAPTER 6

AQUATIC RECREATION FACILITIES

SECTION 609 DRESSING AND SANITARY FACILITIES

609.1 General.

Dressing and sanitary facilities shall be provided in accordance with the minimum requirements of the International Building Code and ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code and Sections 609.2 through 609.9.

609.2 Number of fixtures.

The minimum number of required water closets, urinals, lavatory, and drinking fountain fixtures shall be provided as required by the International Building Code and ~~International Plumbing Code~~ provisions of the current edition of the State of Illinois Plumbing Code and the dressing facilities and number of cleansing and rinse showers shall be provided in accordance with Sections 609.2.1, 609.2.2, and 609.3.1.

Recitals & other authorizing language:

WHEREAS, the Village of Oak Park ("Village") is a home rule unit of government as provided by the provisions of Article VII, Section 16 of the Illinois Constitution of 1970; and

WHEREAS, pursuant to the authority granted by Section 11-30-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-30-1 *et seq.*, and pursuant to its home rule powers, the Village has determined to adopt 2024 *International Swimming Pool and Spa Code* as set forth in this Ordinance; and

WHEREAS, pursuant to the Municipal Adoption of Codes and Records Act, 50 ILCS 220/0.01 *et seq.* (hereinafter referred to as the "Act"), the Village is authorized to adopt by reference any code, as that term is defined in the Act; and

WHEREAS, the 2024 *International Swimming Pool and Spa Code* (hereinafter referred to as the "ISPSA") is a code as defined in the Act and the *Code* has been available for viewing as required by the Act and pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. Village Code Amended. ... the Oak Park Village Code is amended by deleting the overstricken language and adding the underlined language as follows: (see above sections)



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Section 4. Identification of Ordinance with the Illinois Capital Development Board. This Ordinance shall be identified on the Internet by the Illinois Capital Development Board or any successor agency of the State of Illinois pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1.

Section 5. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This ordinance shall be in full force and effect January 1, 2026.