

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING
SECTION 11-1-1 (BUILDING CODES ADOPTED),
SECTION 11-1-2 (AMENDMENTS OF CODES ADOPTED),
SECTION 11-7-1 (SCHEDULE), AND
SECTION 7-10-7 (OBSTRUCTION UPON RIGHT-OF-WAY),
OF THE HOFFMAN ESTATES MUNICIPAL CODE

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: That Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code be amended by amending Section 11-1-1, BUILDING CODES ADOPTED, to read as follows:

Section 11-1-1. Building Codes adopted.

A. Scope.

The following Codes are hereby adopted by the Village of Hoffman Estates in the State of Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said referenced codes are hereby referred to, adopted and made a part hereof as if fully set out in this Code, with the amendments prescribed in Section 11-1-2 of this Code.

This Code contains basic minimum provisions considered necessary to provide protection to life, health, safety and the public welfare. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

- A. International Building Code/2021 and Appendix K.
- B. International Residential Code/2021 and Appendix AC and Appendix AJ
- C. International Existing Buildings Code/2021
- D. International Fire Code/2021
- E. International Mechanical Code/2021
- F. International Property Maintenance Code/2021
- G. International Fuel Gas Code/2021
- H. International Swimming Pool and Spa Code/2021
- I. National Electrical Code – NFPA 70 /2020
- J. Illinois Plumbing Code/ Illinois Administrative Code TITLE 77 PART 890
- K. Illinois Energy Conservation Code/ Illinois Administrative Code TITLE 71 PART 600
- L. Illinois Accessibility Code/ Illinois Administrative Code TITLE 71 PART 400
- M. Illinois Food Service Sanitation Code/ Illinois Administrative Code TITLE 77 PART 750
- N. Illinois Elevator Safety and Regulation Act/ Illinois Administrative Code TITLE 41 PART 1000
- O. Illinois Swimming Facility Code/ Illinois Administrative Code TITLE 77 PART 820

B. Code Reference Clarifications.

- 1. All references to electrical code shall mean “Hoffman Estates Electric Code”.
- 2. All references to the plumbing code shall mean the “Hoffman Estates Plumbing Code”.
- 3. All references to energy code shall mean the “Illinois Energy Conservation Code”.
- 4. All references to accessibility code shall mean the “Illinois Accessibility Code”.
- 5. Conflicts. If there is found to be a conflict of requirements in this code the most stringent requirement shall apply. The Building and Fire Officials are authorized to waive the more stringent requirement based upon a showing of good cause, unusual or special circumstances and equivalent measures of safety.

C. Workmanship.

All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices so as to secure the results intended by this code.

Section 2: That Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code be amended by amending Section 11-1-2, AMENDMENTS OF CODES ADOPTED, to read as follows:

Section 11-1-2. Amendments of codes adopted.

A. Hoffman Estates Building Code

The adopted 2021 International Building Code is hereby amended as follows:

1. SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

101.1 of the Hoffman Estates Building Code is hereby amended as follows:

101.1 Title. These regulations shall be known as the Hoffman Estates Building Code, hereinafter referred to as “this code.” Any reference to the “International” code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Building Code.

101.4.3 of the Hoffman Estates Building Code is hereby amended as follows:

101.4.3 Plumbing. The provisions of the current edition of the Illinois Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances and all aspects of a medical gas system.

2. SECTION 103 – CODE COMPLIANCE AGENCY

103.1 of the Hoffman Estates Building Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 “Building Requirements”. The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Building Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. SECTION 105 - PERMITS

105.2 of the Hoffman Estates Building Code is hereby amended as follows:

105.2 Work exempt from permit. 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 this jurisdiction. Permits shall not be required for the following:

Building:

1. One (1) story manufactured polyvinyl chloride (PVC) storage sheds, provided the floor area does not exceed fifty (50) square feet. The Hoffman Estates Municipal Code Chapter 9 zoning requirements for rear and side yard setbacks shall be met.
2. Repair of less than 16 feet of existing fencing. All replacements shall require permit.
3. Painting, papering, tiling, carpeting, flooring, trim, counter tops, gutters, downspouts, soffit, fascia, and similar finish work.
4. Temporary motion picture, television and theater stage sets and scenery.
5. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 1,000 gallons and are installed entirely above ground. See Chapter 8 Article 9 of the Municipal Code for swimming pool requirements.
6. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
7. Swings and other playground equipment accessory to detached one- and two-family dwellings.
8. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
9. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
10. Shall be added to read: Repair or replacement of less than one hundred (100) square feet of siding or roofing.

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 and wiring for a power supply and the installations 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. Wireless low voltage systems not associated with fire alarm or other life safety systems unless electrical system alterations must be made.

105.7 of the Hoffman Estates Building Code is hereby amended as follows:

105.7 Placement of permit. The building permit notice shall be posted in a conspicuous place that is protected from weather and visible from the street. It shall remain in place until final inspection approval. A copy of the building permit application shall be kept on the site of the work until the completion of the project.

4. SECTION 107 – CONSTRUCTION DOCUMENTS

107.2.10 of the Hoffman Estates Building Code is hereby added as follows:

107.2.10 Acknowledgment of restrictions. Each applicant applying for a building permit accepts the following acknowledgment in conjunction with the owners of record of the subject property:

**ACKNOWLEDGMENT OF POSSIBLE COVENANTS,
CONDITIONS AND RESTRICTIONS OF RECORD:**

The undersigned, having applied to the village of Hoffman Estates for a building permit, acknowledges:

- 1) that there may be private covenants, conditions and restrictions running with the title to the property which is the subject of their permit application which regulate, govern, control and/or affect what type of improvements may be made on the subject property;

2) that the Village by issuance of a building permit and/or other Village permit has no power to and does not abrogate, vary, terminate, waive or release any such covenants, conditions, and restrictions of record which may be applicable to the subject property;

3) that the undersigned may remain obligated to comply with such covenants, conditions, and restrictions of record, notwithstanding the fact that they have received a building permit and/or other Village permit from the Village of Hoffman Estates;

4) that the undersigned and their attorney should review a title insurance policy or title insurance commitment for the subject property to determine what covenants, conditions, and restrictions of record are in fact applicable to the subject; and

5) that, in consideration for the issuance of a building permit and/or other Village permit, the undersigned further agree to hold harmless and indemnify the Village, its officers, employees and agents, from any cost, claim, expense or liability to the Village, resulting directly or indirectly from or related to any violation by the undersigned of such covenants, conditions, and restrictions of record as may be applicable to the subject property, including reasonable attorneys' fees and other costs of defense.

107.4.1 of the Hoffman Estates Building Code is hereby added as follows:

107.4.1 Final construction documents. Upon completion of any building permit, the applicant shall furnish final as-built drawings to the Building Official. The Building Official has the authority to withhold occupancy until all documentation is submitted and approved.

107.5 of the Hoffman Estates Building Code is hereby amended as follows:

107.5 Retention of construction documents. Construction documents shall be retained by the building official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

5. **SECTION 109 – FEES**

109.2 of the Hoffman Estates Building Code is hereby amended as follows:

109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

6. **SECTION 113 – BOARD OF APPEALS** of the Hoffman Estates Building Code is hereby deleted in its entirety.

7. **SECTION 114 - VIOLATIONS**

114.4 of the Hoffman Estates Building Code is hereby amended as follows:

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

114.5 of the Hoffman Estates Building Code is hereby added as follows:

114.5 Issuance of Building Permits. The building official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

8. **SECTION 115 - STOP WORK ORDER**

115.4 of the Hoffman Estates Building Code is hereby amended as follows:

115.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

9. **CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS** of the Hoffman Estates Building Code shall be deleted in its entirety and is hereby amended as follows:

901.1 Scope. Fire protection and life safety systems shall be required and installed in accordance with Chapter 9 of the International Fire Code and NFPA 13.
[End of chapter]

10. **SECTION 1008 - MEANS OF EGRESS ILLUMINATION**

1008.3.2 of the Hoffman Estates Building Code is hereby amended as follows:

1008.3.2 Buildings. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

- a. Interior exit access stairways and ramps.
- b. Interior and exterior exit stairways and ramps.
- c. Exit passageways.
- d. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.
- e. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.

1008.3.3 of the Hoffman Estates Building Code is hereby amended as follows:

1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

- a. Electrical equipment rooms.
- b. Fire command centers.
- c. Fire pump rooms.
- d. Generator rooms.
- e. All windowless rooms with an area greater than 20 square feet with the exception of utility, storage rooms and similar rooms not normally occupied.

11. **CHAPTER 11 - ACCESSIBILITY** of the Hoffman Estates Building Code shall be deleted in its entirety and is hereby amended as follows:

1101.1 Scope. All references to accessibility and Chapter 11 of the International Building Code shall mean the Illinois Accessibility Code.
[End of chapter]

12. **CHAPTER 29 - PLUMBING SYSTEMS** of the Hoffman Estates Building Code shall be deleted in its entirety and is hereby amended as follows:

2901.1 Scope. All references to Plumbing Systems and the International Plumbing Code shall mean the Illinois Plumbing Code and Section I (Hoffman Estates Plumbing Code) of Chapter 11 of the Hoffman Estates Municipal Code.
[End of chapter]

13. SECTION 3001 - GENERAL

3001.3 of the Hoffman Estates Building Code is hereby amended as follows:

3001.3 Referenced standards. Except as otherwise provided for in this code, all conveyance shall be designed, constructed, installed, operated, inspected, tested, maintained, altered, and repaired in accordance with the nationally recognized safety codes currently adopted by the State of Illinois and the Illinois Elevator Safety and Regulations Act.

14. SECTION 3002 – HOISTWAY ENCLOSURES

3002.4 of the Hoffman Estates Building Code is hereby amended as follows:

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided, 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 86 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 (76 mm) in height and shall be placed inside on both sides of the hoistway door frame. Under certain conditions, the Fire Chief and Director of Building & Code Enforcement shall have the authority to grant modifications to this requirement. The interior rail required by the Illinois Accessibility Code (IAC) shall be located so that the top of the rail is no more than thirty-six inches (36") above the platform floor.

15. SECTION 3301 - GENERAL

3301.3 of the Hoffman Estates Building Code is hereby added as follows:

3301.3 Safeguards. It shall be the duty of the person doing any construction, altering or wrecking work in the Village to do the same with proper care for the safety of persons and property. Warnings, barricades and lights shall be maintained wherever necessary for the protection of pedestrians or traffic. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

3301.4 of the Hoffman Estates Building Code is hereby added as follows:

3301.4 Work area security. A security barrier shall be provided around any construction project with excavation in excess of 30 inches in depth or for structures with walking surfaces more than 30 inches above grade or adjacent surfaces, at any point. The security barrier shall be a minimum of 48 inches in height and shall be able to support 200 pounds of pressure applied in any direction. The barrier shall not have infill openings that exceed four inches. A point of access to the area shall be provided and this access shall be secured from entry when qualified personnel are not present.

Exceptions:

1. Structures secured from access at and below the story at grade level up to eight feet above grade.
2. Sites regulated by section 3306 of this code.
3. Excavations able to be covered with rigid material able to support 40 pounds per square foot.
4. As otherwise approved by the Building Official.

16. SECTION 3305 - SANITARY

3305.1 of the Hoffman Estates Building Code is hereby amended as follows:

3305.1 Facilities required. In the absence of permanent toilet facilities on the job site premises, an operable portable toilet shall be installed on the job site from the time that construction or remodeling begins until it is completed. In case of unusual circumstances, this requirement may be waived by the Building Official.

17. SECTION 3308 - TEMPORARY USE OF PUBLIC STREETS, ALLEYS AND PUBLIC PROPERTY

3308.3 of the Hoffman Estates Building Code is hereby added as follows:

3308.3 Use of streets restricted. The use of streets for the storage of materials during the process of construction or alteration of a building may be granted where the same will not unduly interfere with traffic and will not reduce the usable width of the roadway to less than 18 feet. No portion of the street other than that directly abutting on the premises on which work is being done shall be used except with the consent of the owner or occupant of the premises abutting on such portion. A permit shall be obtained from the Village, together with a bond with sureties to be approved by and filed with the Village, to indemnify the Village for any loss or damage which may be incurred by it by reason of such use and occupation.

3308.4 of the Hoffman Estates Building Code is hereby added as follows:

3308.4 Obstructing, removing sidewalks. No sidewalk shall be obstructed in the course of building construction or alteration without a permit from the Village and whenever the removal of a sidewalk is required in such work a permit from the Village shall be obtained.

18. SECTION 3314 - WASTE MATERIALS of the Hoffman Estates Building Code is hereby added as follows:

3314.1 On-Site Storage of Waste Materials. Prior to disposal from the construction site, all construction waste materials shall be neatly confined in such a manner so as to prevent the material from being scattered about by wind, persons, or animals.

19. APPENDIX K

K111.4 of the Hoffman Estates Building Code is hereby deleted in its entirety.

B. Hoffman Estates Residential Code

The adopted 2021 International Residential Code is hereby amended as follows:

1. SECTION R101 - SCOPE AND GENERAL REQUIREMENTS

R101.1 of the Hoffman Estates Residential Code is hereby amended as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the Village of Hoffman Estates (Hoffman Estates Residential Code), and shall be cited as such and will be referred to herein as "this code." Any reference to the "International" code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Residential Code.

2. SECTION R103 - DEPARTMENT OF BUILDING SAFETY

R103.1 of the Hoffman Estates Residential Code is hereby amended as follows:

R103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 "Building Requirements". The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

R103.3 of the Hoffman Estates Residential Code is hereby amended as follows:

R103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. **SECTION R105 - PERMITS**

R105.2 of the Hoffman Estates Residential Code is hereby amended as follows:

R105.2 Work exempt from permit.

Building:

1. One (1) story manufactured polyvinyl chloride (PVC) storage sheds, provided the floor area does not exceed fifty (50) square feet. The Hoffman Estates Municipal Code Chapter 9 zoning requirements for rear and side yard setbacks shall be met.
2. Replacement or repair of 16 feet or less of existing fencing. All replacements shall require permit.
3. Painting, papering, tiling, carpeting, flooring, trim, counter tops, gutters, downspouts, soffit, fascia, and similar finish work.
4. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 1,000 gallons and are installed entirely above ground. See Chapter 8 Article 9 of the Municipal Code for swimming pool requirements.
5. Swings and other playground equipment.
6. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
7. Repair or replacement of less than one hundred (100) square feet of siding or roofing.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
6. Shall be added to read: Low voltage systems not associated with fire alarm or other life safety systems unless electrical system alterations must be made.

4. **SECTION R106 – CONSTRUCTION DOCUMENTS**

R106.1.6 of the Hoffman Estates Residential Code is hereby added as follows:

R106.1.6 Acknowledgment of restrictions. Each applicant applying for a building permit accepts the following acknowledgment in conjunction with the owners of record of the subject property:

ACKNOWLEDGMENT OF POSSIBLE COVENANTS,
CONDITIONS AND RESTRICTIONS OF RECORD:

The undersigned, having applied to the village of Hoffman Estates for a building permit, acknowledges:

- 1) that there may be private covenants, conditions and restrictions running with the title to the property which is the subject of their permit application which regulate, govern, control and/or affect what type of improvements may be made on the subject property;

2) that the Village by issuance of a building permit and/or other Village permit has no power to and does not abrogate, vary, terminate, waive or release any such covenants, conditions, and restrictions of record which may be applicable to the subject property;

3) that the undersigned may remain obligated to comply with such covenants, conditions, and restrictions of record, notwithstanding the fact that they have received a building permit and/or other Village permit from the Village of Hoffman Estates;

4) that the undersigned and their attorney should review a title insurance policy or title insurance commitment for the subject property to determine what covenants, conditions, and restrictions of record are in fact applicable to the subject; and

5) that, in consideration for the issuance of a building permit and/or other Village permit, the undersigned further agree to hold harmless and indemnify the Village, its officers, employees and agents, from any cost, claim, expense or liability to the Village, resulting directly or indirectly from or related to any violation by the undersigned of such covenants, conditions, and restrictions of record as may be applicable to the subject property, including reasonable attorneys' fees and other costs of defense.

R106.4.1 of the Hoffman Estates Residential Code is hereby added as follows:

R106.4.1 Final construction documents. Upon completion of any building permit, the applicant shall furnish final as-built drawings to the Building Official. The Building Official has the authority to withhold occupancy until all documentation is submitted and approved.

R106.5 of the Hoffman Estates Residential Code is hereby amended as follows:

106.5 Retention of construction documents. Construction documents shall be retained by the building official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

5. **SECTION R108 – FEES**

R108.2 of the Hoffman Estates Residential Code is hereby amended as follows:

R108.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

6. **SECTION R112 - BOARD OF APPEALS** of the Hoffman Estates Residential Code is hereby deleted in its entirety.

7. **SECTION R113 - VIOLATIONS**

R113.4 of the Hoffman Estates Residential Code is hereby amended as follows:

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

R113.5 of the Hoffman Estates Residential Code is hereby added as follows:

R113.5 Issuance of Building Permits. The building official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

8. **SECTION R114 -- STOP WORK ORDER**

R114.4 of the Hoffman Estates Residential Code is hereby amended as follows:

R114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

9. **SECTION R301 - DESIGN CRITERIA**

Table R301.2 of the Hoffman Estates Residential Code is hereby amended as follows:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

- a. GROUND SNOW LOAD^o – 25 psf
- b. WIND DESIGN: Speed^d (mph) – 115 mph 3-second gusts
- c. WIND DESIGN: Topographic effects^k – NO
- d. WIND DESIGN: Special Wind Region^l – NO
- e. WIND DESIGN: Windborne Debris Zone^m - NO
- f. SEISMIC DESIGN CATEGORY^f – A
- g. SUBJECT TO DAMAGE FROM: Weathering^a – severe
- h. SUBJECT TO DAMAGE FROM: Frost line depth^b – forty-two inches (42")
- i. SUBJECT TO DAMAGE FROM: Termite^c – Slight to Moderate
- j. ICE BARRIER UNDERLAYMENT REQUIRED^h – YES
- k. FLOOD HAZARDS^s – September 20, 1974 NFIP
- l. AIR FREEZING INDEX^l – 1543
- m. MEAN ANNUAL TEMP^l – (49.4°F)

MANUAL J DESIGN CRITERIA:

- a. Elevation – 800 feet
- b. Altitude correction factor^e - .97
- c. Coincident wet bulb - 73
- d. Indoor winter design dry bulb temperature- (75°F)
- e. Outdoor winter design dry bulb temperature- (-10°F)
- f. Heating temperature difference – Δ85
- g. Latitude – (42°N)
- h. Daily Range – M
- i. Indoor summer design relative humidity – 45-50%
- j. Indoor summer design dry-bulb temperature - (75°F)
- k. Outdoor summer design dry-bulb temperature - (95°F)
- l. Cooling temperature difference – Δ20

10. **SECTION R313 - AUTOMATIC FIRE SPRINKLER SYSTEMS** of the Hoffman Estates Residential Code is hereby deleted in its entirety and added as follows:

SECTION R313 - AUTOMATIC FIRE SPRINKLERS

R313.1 Automatic fire sprinklers. Automatic fire sprinklers shall be required and installed in accordance with Chapter 9 of the International Fire Code and NFPA 13D.

11. **SECTION R315 - CARBON MONOXIDE ALARMS**

R315.3 of the Hoffman Estates Residential Code is hereby amended as follows:

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. An approved carbon monoxide alarm shall be installed in all sleeping rooms that are located directly above garages.

12. **CHAPTER 25 - PLUMBING ADMINISTRATION** through **CHAPTER 28 – WATER HEATERS** of the Hoffman Estates Residential Code is hereby deleted in their entirety.

13. **CHAPTER 29 – WATER SUPPLY AND DISTRIBUTION** of the Hoffman Estates Residential Code is hereby amended as follows:

Section P2901 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2902 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2903 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2904 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2905 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2906 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2907 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2908 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2909 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2910 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2911 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

Section P2913 of the Hoffman Estates Residential Code is hereby deleted in its entirety.

14. **CHAPTER 30 - SANITARY DRAINAGE** through **CHAPTER 32 – TRAPS** of the Hoffman Estates Residential Code is hereby deleted in their entirety.

15. **CHAPTER 38 - WIRING METHODS**

E3801.2 of the Hoffman Estates Residential Code is hereby amended as follows:

E3801.2 Allowable wiring methods. The allowable wiring methods for electrical installations shall be those *listed* in Table E3801.2. Single conductors shall be used only where part of one of the recognized wiring methods *listed* in Table E3801.2. As used in this code, abbreviations of the wiring-method types shall be as indicated in Table E3801.2. [110.8, 300.3(A)]. All references to “Armored Cable - Type AC”, “Metal-clad Cable - Type MC”, and “Nonmetallic Sheathed Cable - Type NM” shall be deleted.

TABLE E3801.2 of the Hoffman Estates Residential Code is hereby amended as follows:

TABLE E3801.2 ALLOWABLE WIRING METHODS

ALLOWABLE WIRING METHOD	DESIGNATED ABBREVIATION
Electrical metallic tubing	EMT
Electrical nonmetallic tubing	ENT
Flexible metal conduit	FMC
Intermediate metal conduit	IMC
Liquidtight flexible conduit	LFC
Rigid metallic conduit	RMC
Rigid polyvinyl chloride conduit (Type PVC)	RNC
Reinforced thermosetting resin conduit (Type RTRC)	RTRC
Service entrance cable	SE
Surface raceways	SR
Underground feeder cable	UF
Underground service cable	USE

TABLE E3801.4 of the Hoffman Estates Residential Code is hereby amended as follows:

TABLE E3801.4 (Chapter 3 and 300.2) ALLOWABLE APPLICATIONS FOR WIRING METHODS

ALLOWABLE APPLICATIONS (marked with an "A")	EM T	EN T	FM C	IMC RMC RNC RTR C	LF C	SR	SE	UF	US E
Services	A	A ^h	A ⁱ	A	A ⁱ	-	A	-	A
Feeders	A	A	A	A	A	-	A ^b	A	A ^b
Branch circuits	A	A	A	A	A	A	A ^c	A	-
Inside a building	A	A	A	A	A	A	A	A	-
Wet locations exposed to sunlight	A	A ^h	-	A	A	-	A	A ^e	A ^e
Damp locations	A	A	A ^d	A	A	-	A	A	A
Embedded in noncinder concrete in dry location	A	A	-	A	A ^j	-	-	-	-
In noncinder concrete in contact with grade	A ^f	A	-	A ^f	A ^j	-	-	-	-
Embedded in plaster not exposed to dampness	A	A	A	A	A	-	A	A	-
Embedded in masonry	A	A	-	A ^f	A	-	-	-	-
In masonry voids and cells exposed to dampness or below grade line	A ^f	A	A ^d	A ^f	A	-	A	A	-
Fished in masonry voids	-	-	A	-	A	-	A	A	-
In masonry voids and cells not exposed to dampness	A	A	A	A	A	-	A	A	-
Run exposed	A	A	A	A	A	A	A	A	-
Run exposed and subject to dampness	-	-	-	A ^g	-	-	-	-	-
For direct burial	A ^f	-	-	A ^f	A	-	-	A	A

For SI: 1 foot = 304.8 mm.

- a. Liquidtight flexible nonmetallic conduit without integral reinforcement within the conduit wall shall not exceed 6 feet in length.
- b. Type USE cable shall not be used inside buildings.
- c. The grounded conductor shall be insulated.
- d. Conductors shall be a type approved for wet locations and the installation shall prevent water from entering other raceways.
- e. Shall be listed as "Sunlight Resistant."
- f. Metal raceways shall be protected from corrosion and approved for the application. Aluminum RMC requires approved supplementary corrosion protection.

- g. RNC shall be Schedule 80. RTRC shall be RTRC-XW
- h. Shall be listed as "Sunlight Resistant" where exposed to the direct rays of the sun.
- i. Conduit shall not exceed 6 feet in length.
- j. Liquidtight flexible nonmetallic conduit is permitted to be encased in concrete where listed for direct burial and only straight connectors listed for use with LFNC are used.
- k. In wet locations under any of the following conditions:
 - 1. The metallic covering is impervious to moisture.
 - 2. A lead sheath or moisture-impervious jacket is provided under the metal covering.
 - 3. The insulated conductors under the metallic covering are listed for use in wet locations and a corrosion-resistant jacket is provided over the metallic sheath.

C. Hoffman Estates Existing Building Code

The adopted 2021 International Existing Building Code is hereby amended as follows:

1. SECTION 101 - SCOPE AND GENERAL REQUIREMENTS.

101.1 of the Hoffman Estates Existing Building Code is hereby revised as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Existing Building Code, and shall be cited as such and will be referred to herein as "this code." Any reference to the "International" code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Existing Building Code.

2. SECTION 103 – CODE COMPLIANCE AGENCY

103.1 of the Hoffman Estates Existing Building Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 "Building Requirements". The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Existing Building Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. SECTION 105 - PERMITS

105.2 of the Hoffman Estates Existing Building Code is hereby amended as follows:

105.2 Work exempt from permit.

Building:

- 1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 2. Temporary motion picture, television, and theater stage sets and scenery.
- 3. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
- 4. Nonfixed and movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

105.7 of the Hoffman Estates Existing Building Code is hereby amended as follows:

105.7 Placement of permit. The building permit notice shall be posted in a conspicuous place that is protected from weather and visible from the street. It shall remain in place until final inspection approval. A copy of the building permit application shall be kept on the site of the work until the completion of the project.

4. **SECTION 106 – CONSTRUCTION DOCUMENTS**

106.4.1 of the Hoffman Estates Existing Building Code is hereby added as follows:

106.4.1 Final construction documents. Upon completion of any building permit, the applicant shall furnish final as-built drawings to the Building Official. The Building Official has the authority to withhold occupancy until all documentation is submitted and approved.

106.5 of the Hoffman Estates Existing Building Code is hereby amended as follows:

106.5 Retention of construction documents. Construction documents shall be retained by the building official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

5. **SECTION 108 – FEES**

108.2 of the Hoffman Estates Existing Building Code is hereby amended as follows:

108.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

6. **SECTION 112 - MEANS OF APPEALS** of the Hoffman Estates Existing Building Code is hereby deleted in its entirety.

7. **SECTION 113 - VIOLATIONS**

113.4 of the Hoffman Estates Existing Building Code is hereby amended as follows:

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

113.5 of the Hoffman Estates Existing Building Code is hereby added as follows:

113.5 Issuance of Building Permits. The building official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

8. **SECTION 114 – STOP WORK ORDER**

114.4 of the Hoffman Estates Existing Building Code is hereby amended as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

D. Hoffman Estates Fire Code

The adopted 2021 International Fire Code is hereby amended as follows:

1. **SECTION 101 - SCOPE AND GENERAL REQUIREMENTS**

101.1 of the Hoffman Estates Fire Code is hereby amended as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Fire Code, and shall be cited as such and will be referred to herein as "this code." Any reference to the "International" code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Fire Code.

2. **SECTION 103 - CODE COMPLIANCE AGENCY** of the Hoffman Estates Fire Code is hereby amended as follows:

SECTION 103 – FIRE ADMINISTRATION

103.1 of the Hoffman Estates Fire Code is hereby amended as follows:

103.1 Fire Administration. The Village has previously established the Fire Administration and the official in charge of such Administration is the Fire Chief. All references to the Department of Fire Prevention shall mean "Fire Administration". All references to the word "Fire Code Official" shall mean "Fire Chief".

3. **SECTION 106 – CONSTRUCTION DOCUMENTS**

Section 106.5 of the Hoffman Estates Fire Code is hereby amended as follows:

106.5 Retention of construction documents. Construction documents shall be retained by the fire code official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

4. **SECTION 107 – FEES**

107.2 of the Hoffman Estates Fire Code is hereby amended as follows:

107.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

5. **SECTION 108 - MEANS OF APPEALS** of the Hoffman Estates Fire Code is hereby deleted in its entirety.

6. **SECTION 112 - VIOLATIONS**

112.4 of the Hoffman Estates Fire Code is hereby amended as follows:

112.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues after notice has been served shall be deemed a separate offense.

112.5 of the Hoffman Estates Fire Code is hereby added as follows:

112.5 Issuance of Building Permits. The Building Official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

7. **SECTION 113 - STOP WORK ORDER**

113.4 of the Hoffman Estates Fire Code is hereby amended as follows:

113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues after notice has been served shall be deemed a separate offense.

8. SECTION 307 - OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

307.4.3 of the Hoffman Estates Fire Code is hereby amended as follows:

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure, combustible material, or lot line.

307.6 of the Hoffman Estates Fire Code is hereby added as follows:

307.6 Approved fuel. Fuel used in bonfires, fire pits, outdoor fireplaces or other approved devices shall be limited to unpainted, untreated, clean seasoned firewood or manufactured fire logs. Propane, natural gas or other similar approved gases may also be used. Yard waste, scrap lumber and garbage are prohibited from being burned.

9. SECTION 308 - OPEN FLAMES

308.1.4 of the Hoffman Estates Fire Code is hereby amended as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One- and two-family dwellings
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2½ pounds [nominal 1 pound LP-gas capacity].
4. Outdoor cooking devices protected by a commercial cooking hood in accordance with Section 606

308.3.2 of the Hoffman Estates Fire Code is hereby amended as follows:

308.3.2 Theatrical performances. Where approved, open-flame devices used in conjunction with theatrical performances are allowed to be used where adequate safety precautions have been taken in accordance with NFPA 160. A permit shall be obtained prior to any performance.

10. SECTION 403 - EMERGENCY PREPAREDNESS REQUIREMENTS

403.3 of the Hoffman Estates Fire Code is hereby amended as follows:

403.3 Group B occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for buildings containing a Group B occupancy where the Group B occupancy has an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge and for buildings having an ambulatory care facility. Group B buildings having three (3) or more stories in height and/or greater than 50,000 square feet in aggregate floor area.

403.5 of the Hoffman Estates Fire Code is hereby amended as follows:

403.5 Group F occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained in all group F occupancies regardless of occupant load or square footage.

11. SECTION 404 - FIRE SAFETY, EVACUATION AND LOCKDOWN PLANS

404.2 of the Hoffman Estates Fire Code is hereby amended as follows:

404.2 Contents. Fire safety, evacuation, lockdown, and severe weather plan contents shall be in accordance with Sections 404.2.1 through 404.2.4.

404.2.4 of the Hoffman Estates Fire Code is hereby added as follows:

404.2.4 Severe weather plans. Severe weather plans shall include the following:

1. The process for obtaining information that would result in employee relocation to a designated severe weather shelter location.
2. The procedure for notifying and relocating occupants to a designated severe weather shelter location.
3. Floor plans identifying the locations of severe weather shelter.

404.3 of the Hoffman Estates Fire Code is hereby amended as follows:

404.3 Maintenance. Fire evacuation plans, fire safety plans, lockdown plans, and severe weather plans shall be reviewed or updated annually or as necessitated by changes in staff assignments, occupancy, or the physical arrangement of the building.

404.4 of the Hoffman Estates Fire Code is hereby added as follows:

404.4 Availability. Fire evacuation plans, fire safety plans, lockdown plans, and severe weather plans shall be available in the workplace for reference and review by employees, and copies shall be furnished to the fire code official for review upon request.

404.4.1 of the Hoffman Estates Fire Code is hereby added as follows:

404.4.1 Distribution. Fire evacuation plans, fire safety plans, lockdown plans, and severe weather plans shall be distributed to the tenants and building service employees by the owner or owner's agent. Tenants shall distribute to their employees applicable parts of the fire safety plan affecting the employees' actions in the event of a fire or other emergency.

12. SECTION 405 - EMERGENCY EVACUATION DRILLS

405.3 of the Hoffman Estates Fire Code is hereby amended as follows:

405.3 Frequency and participation. Required emergency evacuation drills shall be held at the intervals specified in Table 405.3 or more frequently where necessary to familiarize all occupants with the drill procedure. Groups or occupancies included in Section 404.2, but not included in Table 405.3, shall conduct drills annually. Participation shall be by employees.

13. SECTION 503 - FIRE APPARATUS ACCESS ROADS

503.2.1 of the Hoffman Estates Fire Code is hereby amended as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet 6 inches.

14. SECTION 505 - PREMISES IDENTIFICATION

505.1.1 of the Hoffman Estates Fire Code is hereby added as follows:

505.1.1 Address numbers. Commercial buildings shall have the same address posted and visible on the rear door(s). Individual tenant spaces shall be identified with a suite number in a similar manner. All other exterior doors shall be labeled for the room or space accessed.

505.3 of the Hoffman Estates Fire Code is hereby added as follows:

505.3 Abandoned doors. Entry or exit doors that have been abandoned or no longer in service but not removed shall be identified from the interior and exterior by signage indicating "No Exit" or "No Entry". Operating hardware shall be removed in an approved manner.

15. SECTION 506 - KEY BOXES

506.1 of the Hoffman Estates Fire Code is hereby amended as follows:

506.1. Where required. Shall be deleted and amended to read: There shall be a minimum of one key box on every building. Key boxes shall be installed and located in the number required by the Fire Administration. The key box shall be purchased from the Hoffman Estates Fire Administration. The key box shall contain a key for every type of lock within the building. Each key shall be identified or a master key system shall be utilized.

Exceptions:

1. One- and two- family dwellings.
2. Buildings that operate 24 hours per day.
3. Buildings specifically exempted by the Fire Administration.

16. SECTION 507 - FIRE PROTECTION WATER SUPPLIES

507.1 of the Hoffman Estates Fire Code is amended added as follows:

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. All fire protection water supplies shall be further required and installed in accordance with Hoffman Estates Municipal Code Section 10-3-8.

507.5.1 of the Hoffman Estates Fire Code is hereby deleted it is entirety and added as follows:

507.5.1 Where required. Fire hydrants shall be installed on all water distribution mains throughout the entire system with a maximum distance of 300 feet between hydrants, and a maximum of 250 feet between any structure and a fire hydrant. Spacing between hydrants shall be measured along the normal route of vehicular travel between hydrants. A hydrant shall also be provided within 100 feet of any building fire sprinkler system Fire Department Connection (FDC) or standpipe connection.

507.5.5 of the Hoffman Estates Fire Code is hereby amended as follows:

507.5.5 Clear space around hydrants. A 4-foot clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

17. SECTION 806 – NATURAL DECORATIVE VEGETATION IN NEW AND EXISTING BUILDINGS

806.1.1 of the Hoffman Estates Fire Code is hereby amended as follows:

806.1.1 Restricted occupancies. Natural cut trees shall be prohibited within ambulatory care facilities and Group A, B, E, I-1, I-2, I-3, I-4, M, R-1, R-2, and R-4 occupancies.

Exceptions:

1. Trees shall be allowed within dwelling units in Group R-2 occupancies.

18. SECTION 901 - GENERAL

901.9 of the Hoffman Estates Fire Code is hereby amended as follows:

901.9 Termination of monitoring service. For fire alarm systems required to be monitored by this code, alarm monitoring services shall not be terminated without prior written authorization from the Fire Administration.

19. SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

903.2 through 903.2.11.6 of the Hoffman Estates Fire Code is hereby deleted in its entirety and added as follows:

903.2 Where required. An approved NFPA 13 automatic sprinkler system shall be installed in all new buildings, structures, and occupancies in all Use Groups that exceed 1,000 square feet.

903.2.1 Mandatory retrofit. All existing buildings, structures, and occupancies governed by the Hoffman Estates Building Code which exceed 1,000 square feet and do not have automatic sprinkler systems installed in accordance with Section 903 of the Hoffman Estates Fire Code shall retrofit the occupancy with a fire suppression system no later than December 31, 2016.

Exceptions:

1. Multiple family dwellings and their ancillary A, B, and S uses
2. All buildings and structures which are occupied exclusively for the purpose of worship or other religious services

903.2.2 Existing occupancies. Existing occupancies, which are not subject to 903.2.1, shall conform to the requirements of the code in effect at the time it was constructed, reconstructed or remodeled, until such time as any of the following occur:

1. Repairs, renovations, alterations or reconstruction of structures where such work encompasses 100% of the habitable interior space of the structure. 100% shall be defined as the removal of all of the drywall on the interior walls of the habitable portions of the structure.
2. When an existing building, undergoes an alteration, renovation, addition or repair in an amount equal to more than 35% of its existing value based upon an independent appraisal of a mutually agreed upon M.A.I. certified appraiser.

903.2.3 of the Hoffman Estates Fire Code is hereby added as follows:

903.2.3 Sprinkler controls. All sprinkler control valves, in all Use Groups including residential structures, shall remain open at all times unless approved by Fire Administration. When a leak is detected it shall be corrected as soon as possible.

903.3.1.1.1 of the Hoffman Estates Fire Code is hereby amended as follows:

903.3.1.1.1 Exempt locations. Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction, or contains electrical equipment.

1. A room where the application of water, or flame and water, constitutes a serious life or fire hazard.

2. A room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Rooms or areas that are of noncombustible construction with wholly noncombustible contents.
5. Fire service access elevator machine rooms and machinery spaces.
6. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.
7. All exemptions must have prior written approval from the Fire Administration.

903.4.1 of the Hoffman Estates Fire Code is hereby amended as follows:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall automatically transmit to a signal to the Hoffman Estates Designated Alarm Dispatch Center (HEDADC), utilizing a wireless alarm signal. The Village shall provide the equipment for the transmission of the signal. All appropriate and reasonable fees for the leasing of the equipment and the monitoring of the signal shall be paid to the Village.

20. SECTION 904 - ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

904.3.5 of the Hoffman Estates Fire Code is hereby amended as follows:

904.3.5 Monitoring. All required fire automatic extinguishing systems shall be monitored by a building fire alarm system. The building fire alarm system shall have a direct connection to the HEDADC, utilizing a wireless alarm signal. The Village shall provide the equipment for the transmission of the signal. All appropriate and reasonable fees for the leasing of the equipment and the monitoring of the signal shall be paid to the Village.

21. SECTION 905 - STANDPIPE SYSTEMS

905.3.1 of the Hoffman Estates Fire Code is hereby amended as follows:

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

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

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group B and E occupancies.
3. Class I standpipes are allowed in parking garages.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 6.1. Recessed loading docks for four vehicles or less.
 - 6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

905.5 of the Hoffman Estates Fire Code is hereby deleted in its entirety and added as follows:

905.5 Location of Class II standpipe hose connections. Class II Standpipes are prohibited.

22. Section 907 - FIRE ALARM AND DETECTION SYSTEMS

907.2 through 907.2.22.2 of the Hoffman Estates Fire Code is hereby deleted in its entirety and added as follows:

907.2 Where required. An approved automatic, monitored fire alarm/signaling system shall be installed in accordance with the most current edition of the Illinois Accessibility Code and NFPA 72 in all new buildings and structures that exceed 1,000 square feet.

Exceptions:

1. One- and two-family attached and detached residential occupancies.
2. Occupancies that receive express written approval from Fire Administration.

907.2.1 General. Combination fire and burglar alarm systems shall be prohibited in all use groups.

907.2.2 Manual fire alarm boxes. Manual fire alarm boxes shall be required in approved locations in all fire alarm/signaling systems.

907.2.3 Fire alarm installers. The Illinois Department of Financial and Professional Regulation has the following requirements for alarm system installers:

1. A private alarm contractor's license, issued by the Department of Financial and Professional Regulation, is required for an individual to be able to install, repair or modify fire alarm systems. A City of Chicago installer's license is also an approved private alarm contractor's license.
2. It is important to note that the requirements allow an exemption from obtaining a "Private Alarm Contractor's License" if the fire alarm system work is performed by a "Licensed Electrical Contractor."

907.6.6 through 907.6.6.3 of the Hoffman Estates Fire Code is hereby deleted in its entirety and added as follows:

907.6.6 Monitoring. Alarm, supervisory, and trouble signals shall be distinctly different and automatically transmitted to the Hoffman Estates Designated Alarm Dispatch Center (HEDADC) utilizing a wireless alarm signal. The Village shall provide the equipment for the transmission of the signal. All appropriate and reasonable fees for the leasing of the equipment and monitoring of the signal shall be paid to the Village.

907.9 of the Hoffman Estates Fire Code is hereby amended as follows:

907.9 Where required in existing buildings and structures: When an existing building or business with an automatic fire alarm/signaling system has a change in building/business ownership, occupancy, or use; or experiences an expansion, relocation, alteration or other change identified by Fire Administration, the fire alarm/signaling system shall be updated to meet this code, the most current edition of the Illinois Accessibility Code and NFPA 72.

23. SECTION 912 - FIRE DEPARTMENT CONNECTIONS

912.4.2.1 of the Hoffman Estates Fire Code is hereby added as follows:

912.4.2.1 Clear space adjacent to landscaping. Any fire department connection located behind or within landscaping or vegetation shall have a concrete/asphalt path from the sidewalk or closest public way to the connection. A concrete/asphalt pad of not less than 36 inches in width and 36 inches in depth shall also be provided at the fire department connection.

912.8 of the Hoffman Estates Fire Code is hereby added as follows:

912.8 Distance to public utilities. Fire Department Connections (FDC) shall not be installed within fifteen feet (15') of any above ground public utilities.

24. SECTION 1008 - MEANS OF EGRESS ILLUMINATION

1008.3.3 of the Hoffman Estates Fire Code is hereby amended as follows:

1008.3.3 Rooms and spaces. In the event of power failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. All windowless rooms with an area greater than 20 square feet with the exception of utility, storage rooms and similar rooms not normally occupied.

25. SECTION 3103 - TEMPORARY TENTS AND MEMBRANE STRUCTURES

3103.8.6 of the Hoffman Estates Fire Code is hereby amended as follows:

3103.8.6 Fire break. An unobstructed fire break passageway or fire road not less than 18 feet wide and free from guy ropes or other obstructions shall be maintained on all sides of all tents and membrane structures unless otherwise approved by the fire code official.

E. Hoffman Estates Mechanical Code

The adopted 2021 International Mechanical Code is hereby amended as follows:

1. SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

101.1 of the Hoffman Estates Mechanical Code is hereby amended as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Mechanical Code, and shall be cited as such and will be referred to herein as “this code.” Any reference to the “International” code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Mechanical Code.

2. SECTION 103 – CODE COMPLIANCE AGENCY

103.1 of the Hoffman Estates Mechanical Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 “Building Requirements”. The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Mechanical Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. **SECTION 106 – PERMITS**

106.4.7 of the Hoffman Estates Mechanical Code is hereby amended as follows:

106.4.7 Placement of permit. The building permit notice shall be posted in a conspicuous place that is protected from weather and visible from the street. It shall remain in place until final inspection approval. A copy of the building permit application shall be kept on the site of the work until the completion of the project.

107.2 of the Hoffman Estates Mechanical Code is hereby amended as follows:

107.2 Retention of construction documents. Construction documents shall be retained by the building official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

4. **SECTION 109 - FEES**

109.2 of the Hoffman Estates Mechanical Code is hereby amended as follows:

109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

5. **SECTION 113 - MEANS OF APPEAL** of the Hoffman Estates Mechanical Code is hereby deleted in its entirety.

6. **SECTION 114 - BOARD OF APPEAL** of the Hoffman Estates Mechanical Code is hereby deleted in its entirety.

7. **SECTION 115 - VIOLATIONS**

115.4 of the Hoffman Estates Mechanical Code is hereby amended as follows:

115.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

115.7 of the Hoffman Estates Mechanical Code is hereby added as follows:

115.7 Issuance of Building Permits. The building official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

8. **SECTION 116 – STOP WORK ORDER**

116.4 of the Hoffman Estates Mechanical Code is hereby amended as follows:

116.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

F. Hoffman Estates Property Maintenance Code

The adopted 2021 International Property Maintenance Code is hereby amended as follows:

1. SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

101.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Property Maintenance Code, and shall be cited as such and will be referred to herein as “this code.” Any reference to the “International” code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Property Maintenance Code.

2. SECTION 103 – CODE COMPLIANCE AGENCY

103.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 “Building Requirements”. The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. SECTION 104 – FEES

104.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

104.1 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established by the applicable governing authority and in accordance with Chapter 11 of the Hoffman Estates Municipal Code and any fees established by the Village of Hoffman Estates.

4. SECTION 107 - MEANS OF APPEAL of the Hoffman Estates Property Maintenance Code is hereby deleted in its entirety.

5. SECTION 108 – BOARD OF APPEALS of the Hoffman Estates Property Maintenance Code is hereby deleted in its entirety.

6. SECTION 109 – VIOLATIONS

109.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

109.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Chapter 11 of the Hoffman Estates Municipal Code and any fines established by the Village of Hoffman Estates. Each day that a violation continues shall be deemed a separate offense.

7. Section 110 – STOP WORK ORDER

110.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

110.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Chapter 11 of the Hoffman Estates Municipal Code and any fines established by the Village of Hoffman Estates. Each day that a violation continues shall be deemed a separate offense.

8. SECTION 202 - GENERAL DEFINITIONS

The following definitions shall be added:

DERELICT VEHICLE. As defined in 625 ILCS 5/1-115.07.

DISREPAIR. The state of being deteriorating, decaying or dilapidated.

INOPERABLE OR DERELICT MOTOR VEHICLE. A motor vehicle as defined by 625 ILCS 5/1-146 that is unable to be operated legally on a public road or a vehicle that exhibits one or more of the following conditions: derelict, wrecked, partially or fully dismantled or substantially damaged to the extent that the vehicle cannot be operated under its own power, or unable to be safely operated, including but not limited to: vehicles on blocks or similar devices, with deflated tire or tires, or from which the engine, wheels or tires have been removed.

SUBSTANTIALLY DAMAGED. Damaged to more than 50 percent of replacement cost.

UNLICENSED MOTOR VEHICLE. A motor vehicle which does not display license plates and/or registration stickers required to operate on a public way.

VEHICLE SHELL. As defined by 625 ILCS 5/1-218.1.

WRECK. Broken remains of something ruined or destroyed.

9. SECTION 302 - EXTERIOR PROPERTY AREAS

302.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.1 Sanitation. Exterior property, premises, and any public right-of-way immediately adjacent to the property shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.3. of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Excessive cracking of the driveway pavement, surface or depressions shall be patched or seal-coated.

302.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.4 Weeds. Premises, exterior property, and any public right-of-way immediately adjacent to the property shall be maintained free from weeds or plant growth in excess of 10. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.8 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.8 Motor vehicles. Storage of vehicles under a cover or tarp on a residentially zoned property shall not be prohibited unless stored in a garage. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.8.1 of the Hoffman Estates Property Maintenance Code is hereby added as follows:

302.8.1 Motorized Construction Equipment. Shall be added to read: All motorized construction equipment shall be stored in a garage or shed. Motorized construction equipment shall be considered to be bulldozers, skid loaders and other machines of similar type as determined by the Building Official.

302.10 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.10 Outside Storage. There is to be no outside storage in the front yard or driveway of any residential property. Side yard storage shall be limited to garbage, recycling, receptacles, yard waste bags and firewood. The Building Official may grant exceptions to this regulation, for limited periods of time. Storage on balconies shall be limited to outdoor lawn furniture, potted plants, and approved barbecue grills provided that the property management permits such items. A maximum of two (2) bicycles shall be permitted on balconies in apartment or condominium buildings provided that the management or association provides no other storage options and the apartment management or condominium homeowners association rules do not prohibit such storage. Bicycles, motorcycles and other motorized cycles shall not be secured to any tree, post, fence or other accessory structure except approved bicycle racks in any apartment, condominium or town home complex.

10. SECTION 304 - EXTERIOR STRUCTURE

304.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch. Commercial buildings shall have the same address, posted and visible on the rear door.

304.14 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

304.14 Insect Screens. During the period from April 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

11. SECTION 305 - INTERIOR STRUCTURE

305.7 of the Hoffman Estates Property Maintenance Code is hereby added as follows:

305.7 Window Treatments. Newspaper or other sheets of paper, bed sheets, blankets or flags are not acceptable window treatments for use in any structure for more than thirty (30) days.

12. SECTION 308 - RUBBISH AND GARBAGE

308.2.2 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned, or stored on premises without first removing the doors. Refrigerators and similar equipment shall not be stored outside of any premises at any time unless the item is curbside awaiting proper disposal.

308.3.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

308.3.1 Garbage Facilities. The owner of every dwelling shall supply an approved leak proof, covered, outside garbage receptacle.

308.3.3 of the Hoffman Estates Property Maintenance Code is hereby added as follows:

308.3.3 Roll-off trash receptacles, dumpsters. One- and two-family dwellings and townhomes are permitted roll-off dumpsters for the duration of a permitted project or a period not to exceed 45 days.

13. SECTION 309 - PEST ELIMINATION

309.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. "Approved processes" shall mean those processes of a licensed Illinois Pest Control Operator.

14. SECTION 506 - SANITARY DRAINAGE SYSTEM

506.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

506.3 Grease trap and interceptor maintenance and record-keeping requirements.

- a. All grease traps and interceptors shall be maintained in accordance with this code and the manufacturer's installation instructions. All grease traps and interceptors shall be emptied as often as necessary to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewers or the sewage treatment plant or processes. All waste material removed from grease traps and interceptors is required to be disposed of in a manner that complies with all federal, state and local statutes, rules, regulations, policies and ordinances.
- b. Records shall be retained on-site for a minimum of three (3) years reflecting all maintenance and service carried out pursuant to this ordinance. Such records shall be available for inspection by the Building Official, and shall contain the date of service, the servicing company information and a receipt reflecting all services rendered. The Village may require a specific schedule for an individual user if deemed necessary by the Building Official.

15. SECTION 602 - HEATING FACILITIES

602.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

602.3 Heat supply. During the period from September 15 to May 31, every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

G. Hoffman Estates Fuel Gas Code

The adopted 2021 International Fuel Gas Code is hereby amended as follows:

1. SECTION 101 (IFGC) – SCOPE AND GENERAL REQUIREMENTS

101.1 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Fuel Gas Code, and shall be cited as such and will be referred to herein as "this code." Any reference to the "International" code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Fuel Gas Code.

2. **SECTION 103 (IFGC) – CODE COMPLIANCE AGENCY**

103.1 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 “Building Requirements”. The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. **SECTION 106 (IFGC) – PERMITS**

106.5.6 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

106.5.6 Posting of permit. The building permit notice shall be posted in a conspicuous place that is protected from weather and visible from the street. It shall remain in place until final inspection approval. A copy of the building permit application shall be kept on the site of the work until the completion of the project.

4. **SECTION 107 (IFGC) – CONSTRUCTION DOCUMENTS**

107.2 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

107.2 Retention of construction documents. Construction documents shall be retained by the building official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

5. **SECTION 109 (IFGC) – FEES**

109.2 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

6. **SECTION 113 (IFGC) – MEANS OF APPEAL** of the Hoffman Estates Fuel Gas Code is hereby deleted in its entirety.

7. **SECTION 114 (IFGC) – BOARD OF APPEALS** of the Hoffman Estates Fuel Gas Code is hereby deleted in its entirety.

8. **SECTION 115 (IFGC) - VIOLATIONS**

115.4 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

115.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

115.7 of the Hoffman Estates Fuel Gas Code is hereby added as follows:

115.7 Issuance of Building Permits. The building official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

9. SECTION 116 (IFGC) – STOP WORK ORDER

116.4 of the Hoffman Estates Fuel Gas Code is hereby amended as follows:

116.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

H. Hoffman Estates Swimming Pool and Spa Code

The adopted 2021 International Swimming Pool and Spa Code is hereby amended as follows:

1. SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

101.1 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Swimming Pool and Spa Code, and shall be cited as such and will be referred to herein as “this code.” Any reference to the “International” code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Swimming Pool and Spa Code.

2. SECTION 103 – CODE COMPLIANCE AGENCY.

103.1 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this Chapter 11 “Building Requirements”. The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. SECTION 105 – PERMITS

105.5 of the Hoffman Estates Swimming Pool and Spa Code is hereby added as follows:

105.5 Posting of permit. The building permit notice shall be posted in a conspicuous place that is protected from weather and visible from the street. It shall remain in place until final inspection approval. A copy of the building permit application shall be kept on the site of the work until the completion of the project.

4. SECTION 106 – CONSTRUCTION DOCUMENTS

106.2 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

106.2 Retention of construction documents. Construction documents shall be retained by the building official in accordance with the Village of Hoffman Estates record retention policy, or as required by state or local laws.

5. SECTION 108 - FEES

108.2 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

108.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority, and as prescribed in Section 11-7-1 of the Hoffman Estates Municipal Code.

6. SECTION 111 – MEANS OF APPEAL of the Hoffman Estates Swimming Pool and Spa Code is hereby deleted in its entirety.

7. SECTION 112 – BOARD OF APPEALS of the Hoffman Estates Swimming Pool and Spa Code is hereby deleted in its entirety.

8. SECTION 113 - VIOLATIONS

113.4 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

113.7 of the Hoffman Estates Swimming Pool and Spa Code is hereby added as follows:

113.7 Issuance of Building Permits. The building official may refuse to issue a building permit if there is an outstanding sum of money due the Village from the property owner(s). The Building Official has discretion to withhold permit issuance if it is determined the applicant has insufficient ability to complete the requirements of the permit.

9. SECTION 114 – STOP WORK ORDER

114.4 of the Hoffman Estates Swimming Pool and Spa Code is hereby amended as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under Section 11-11-1 of the Hoffman Estates Municipal Code. Each day that a violation continues shall be deemed a separate offense.

I. Hoffman Estates Electrical Code

Appendix K of the 2021 International Building Code shall be used to administer the 2020 National Electrical Code.

The adopted 2020 National Electrical Code is hereby amended as follows:

1. **ARTICLE 90 - INTRODUCTION**

90.4 of the Hoffman Estates Electrical Code is hereby added as follows:

90.4 Enforcement. Any reference in this code to the "Authority Having Jurisdiction" shall mean the Building Official.

2. **ARTICLE 110 - REQUIREMENTS FOR ELECTRICAL INSTALLATIONS**

110.5.1 of the Hoffman Estates Electrical Code is hereby added as follows:

110.5.1 Aluminum and Copper-clad Conductors. The use of aluminum conductors and copper-clad conductors in all sizes smaller than #4 for all installations shall be prohibited. All references to aluminum conductors or copper-clad conductors smaller than #4 shall be deleted.

110.14(B)(1) of the Hoffman Estates Electrical Code is hereby added as follows:

110.14(B)(1) Taps. Insulation piercing taps or "vampire" taps are prohibited.

3. **ARTICLE 230 - SERVICES**

230.11 of the Hoffman Estates Electrical Code is hereby added as follows:

230.11 Electrical service updates and electrical system alterations. When the electrical service to a dwelling unit is updated, upgraded or when any part of an electrical system undergoes an alteration (renovations and repairs as defined are not included) or reconstruction the following minimum requirements shall be met in addition to the requirements of IPMC Section 605:

- a. All receptacles within six feet of sinks and in bathrooms and bathing areas shall be ground-fault protected.
- b. In each bathroom or toilet room there shall be one ground-fault-protected receptacle located adjacent to the lavatory.
- c. Garage door openers shall be provided with a receptacle within approved cord reach of the motor.
- d. Electric service upgrade shall be replaced in its entirety.

230.70(A)(1) of the Hoffman Estates Electrical Code is hereby amended as follows:

230.70(A)(1) Readily Accessible Location. The service disconnecting means shall be installed in a readily accessible location not be located more than five feet (5') from the point of entrance of the service conductors.

4. **ARTICLE 300.4 Protection Against Physical Damage**

300.4 (I) of the Hoffman Estates Electrical Code shall be added to read:

300.4 (I) Cables and Raceways Installed on Utility Poles or Surfaces of Structures. Cables and raceways installed on Utility Poles or Surfaces of Structures including those emerging from grade, shall be protected by IMC or Rigid Conduit from the minimum cover distance below grade required by 300.5(A) to a point at least 8 feet above finished grade. Seals and bushings shall be used as required by this Code.

Exception No. 1: Residential installations only where vehicular impact is unlikely may use Schedule 40 PVC or other approved conduit.

5. **ARTICLE 320 - ARMORED CABLE: TYPE AC** of the Hoffman Estates Electrical Code is hereby deleted in its entirety and added as follows:

320.1 Scope – Armored Cable: Type AC is not permitted.

6. **ARTICLE 330 – METAL-CLAD CABLE: TYPE MC** of the Hoffman Estates Electrical Code is hereby deleted in its entirety and added as follows:

330.1 Scope – Metal-Clad Cable: Type MC is not permitted.

7. **ARTICLE 334 – NONMETALLIC SHEATHED CABLE: TYPES NM, NMC AND NMS** of the Hoffman Estates Electrical Code is hereby deleted in its entirety and added as follows:

334.1 Scope – Nonmetallic-Sheathed Cable: Types NM, NMC and NMS are not permitted.

8. **ARTICLE 720 - CIRCUITS AND EQUIPMENT OPERATING AT LESS THAN 50 VOLTS**

720.11 of the Hoffman Estates Electrical Code is hereby amended as follows:

720.11 Mechanical Execution of Work. Circuits operating at less than 50 volts shall be installed in a neat and workmanlike manner. Cables shall be supported by the building structure in such a manner that the cable will not be damaged by normal building use.

Industrial and Commercial. Installation of low voltage wiring shall conform to the following additional requirements:

- a. All low voltage wire shall be supported from the building structure only. This excludes all other piping systems such as electrical, plumbing, sheet metal ducts and fire suppression pipes.
- b. All low voltage conductors shall be secured with the wraps, bridle rings or approved hanger in a manner which prevents loose or sagging wires.
- c. All low voltage conductors shall be secured approximately every five feet (5').
- d. All low voltage conductors shall be installed in electrical metallic tubing in concealed spaces in a manner so that wire may be replaced. This includes walls and inaccessible ceilings.
- e. All low voltage conductors shall be installed parallel or perpendicular to framing members and furring strips and also comply with 300.4(D).
- f. All low voltage conductors in plenums shall be rated for use in plenum areas and secured with plenum rated straps.
- g. Permits shall be required for all wired low voltage installations such as: telephone, computer cable, fire alarm, sound system, signal system, security systems, etc.

J. Hoffman Estates Plumbing Code

Section 2912 of the 2021 International Residential Code is adopted to govern nonpotable rainwater collection and distribution systems.

The adopted Illinois Plumbing Code is hereby amended as follows:

1. SUBPART F - PLUMBING FIXTURES

Section 890.610 General Requirements - Material and Design

- d) All new and replacement plumbing fixtures shall be a labeled WaterSense product, as specified by USEPA.
- e) All new and replacement lawn sprinkler/ irrigation systems shall be equipped with a WaterSense labeled irrigation controller and shall be in compliance with Section 2.5(g) of the Plumbing License Law (225ILCS 320).

Section 3: That Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code be amended by amending Section 11-7-1, SCHEDULE, to read as follows:

Section 11-7-1. Schedule.

The following fees shall be charged for permits for certain buildings, structures or work regulated by the Code Enforcement Division or Fire Prevention Bureau:

A. Permits issued by the Code Enforcement Division.

1. All required inspections are included in the cost of permit fees. Re-inspections shall be subject to additional charges (Section 11-7-4).
2. Plans reviewed in-house will be assessed plan review fees as outlined in the Fee Schedule (Section 11-7-1.A.5). The Village also reserves the right to have plan reviews performed by an external professional consultant. In this instance, the permit applicant shall be responsible for the cost of the consultant's plan review plus ten percent (10%), or the plan review fee as calculated in the Fee Schedule, whichever is greater.
3. The total construction cost of new construction of a structure shall be based on the most recent Building Valuation Data Report, as published by the International Code Council, available at www.iccsafe.org. The total construction cost for alterations, remodeling, repairs or demolition of an existing structure or system shall be the actual fair market value costs subject to review and adjustment by the Building Official if the valuation submitted on the permit application does not reflect the fair market value.
4. In order to secure compliance with this section, before the issuance of a building permit there shall be deposited with the Village for all site improvements having a value in excess of \$10,000.00, a cash bond in an amount equal to one percent (1%) of the estimated cost of construction of the improvement but no less than \$1,000.00. This shall apply to the following, including but not limited to, work within the public right of way, work involving Village utilities, parking lots, curb and sidewalk work, building demolition, grading and drainage work. The Building Official may waive or reduce these requirements where other satisfactory means of assuring performance are provided.

The full amount of said cash bond or equivalent shall be forfeited to this Village upon expiration of the permit in accordance with this Code if the work is not completed and approved by the Village. Such forfeiture shall not impair the Village's right to recover a fine or penalty or seek injunctive relief. Forfeiture of said cash bond to the Village shall also result for payment of any fee or expense owed to the Village including the repair or damage to Village property, inspection fees and all other liabilities imposed by this Code upon the holder of the building permit or owner.

5. Fee Schedule:

1.	Commercial Construction (includes multi-family residential)	
	a. New and Additions	1.1% of construction costs Minimum \$200.00
	b. Alterations, Remodels, Repairs, Replacement	1.1% of construction costs Minimum \$200.00
2.	Residential Construction (includes one and two-family and attached/townhomes)	
	a. New	1.2% of construction costs Minimum \$100.00
	b. Additions, Alterations, Remodels, Repairs, Replacements	1% of construction costs Minimum \$75.00
3.	Accessory Structures not listed elsewhere in this schedule: Pergola, Detached Garage, Shed, Deck, Patio, Arbor, Gazebo, Enclosures, etc.	\$0.50 per square foot Minimum \$75.00
4.	Temporary Structures	\$100.00
5.	Plumbing	
	a. General	\$75.00 plus \$10.00 per fixture
	b. Sewer / Water Service Repair	\$75.00
	c. Water Heater, Water Softener, other appliance	\$50.00
6.	Irrigation	\$75.00
7.	Heating, Ventilating, Air Conditioning, Refrigeration, Cooling	
	a. New or Replacement Equipment -	\$75.00 per unit

	Commercial	
	b. New or Replacement Equipment - Residential	\$50.00 per unit
	c. Ductwork alterations	\$50.00 plus \$0.10 per square foot. Minimum \$75.00; Maximum \$5,000.00
8.	Electrical	
	a. General	\$50.00 plus \$0.10 per square foot Minimum \$75.00; Maximum \$5,000.00
	b. New Main Panel, Distribution Panel, Service	\$25.00 per 100-Amperes Minimum \$75.00
9.	All conveyances: Elevators, Lifts, Dumbwaiters, Escalators	
	a. New or altered - includes plan review and first acceptance inspection	\$200.00 per car for the first four floors. Subsequent floors at \$20.00 per car
	b. Semi-Annual Inspection	\$55.00
	c. Process variation request to State of Illinois Elevator Code	\$100.00
10.	Drainage, Retaining Walls, Landfilling, Grading	
	a. Residential	\$100.00
	b. Commercial	1.1% of construction costs Minimum \$200.00
11.	Communication Towers and Antennas	1% of construction costs Minimum \$200.00
12.	Demolition - Interior	\$100.00
13.	Razing Structures	
	a. Residential	\$500.00 per story
	b. Commercial	\$1,000.00 per story
14.	Parking Lot, Curb, Sidewalks: Resurface, Repair, Re-stripe	1% of construction costs, Minimum \$100.00
15.	Moving a Structure Using Public Ways	\$1,000.00 per story
16.	Driveways	
	a. Residential Driveway	\$75.00
	b. Residential Apron	\$25.00
	c. Commercial	1% of construction costs Minimum \$100.00
17.	Fences	
	a. Residential	\$50.00
	b. Commercial	1.1% of construction costs Minimum \$200.00
18.	Certificate of Occupancy	\$50.00 per 1,000 square feet or fraction thereof Minimum \$50.00
19.	Temporary Certificate of Occupancy Permit	
	a. Residential - Initial Issuance (valid for 30 days)	\$500.00
	b. Residential - Extension of Occupancy Permit beyond initial 30 days	\$500.00 for first 30 day extension beyond initial 30 day period, \$1000 for second 30 day extension, then fee doubles for each additional 30 days beyond that
	c. Commercial - Initial Issuance (valid for 90 days)	\$500.00 for first 30 days, \$500.00 for second 30 days after issuance, \$500.00 for third 30 days after issuance
	d. Commercial - Extension of Occupancy Permit beyond initial 90 days	\$1,000.00 for first 30 day extension beyond initial 90-day period, \$2,000.00 for second 30 day extension, then fee doubles for each additional 30 days beyond that.
20.	Exterior Signs	
	a. Wall sign	\$100.00
	b. Post sign without structural base or foundation	\$50.00
	c. Pole or Ground Sign with a structural base or foundation	\$500.00
	d. Temporary sign or banner	\$50.00

21.	Swimming Pools	
	a. Above Ground - Residential	\$75.00
	b. Above Ground - Portable - Residential	\$50.00
	c. Below Ground - Residential	\$100.00
	d. Public	1% of construction costs. Minimum \$200.00
22.	Plan Review, includes one re-review. Each additional re-review beyond the first, shall be assessed an additional plan review fee at 20% of the original plan review fee. Minimum \$50.00.	
	a. Commercial New, Additions, Alterations	10% of permit fee. Minimum \$100.00
	b. Residential New	10% of permit fee. Minimum \$100.00
	c. Residential Additions, Alterations	10% of permit fee. Minimum \$25.00
	d. Accessory structures and all others not listed above	10% of permit fee. Minimum \$25.00
23.	Stoop/Stair/Walks	
	a. Single-Family/Duplexes or one to three stoops	\$50.00
	b. Multi-Family four or more stoops	\$200.00
	c. Service Walks	\$50.00
24.	Roofing	
	a. Single-Family/Duplexes	\$75.00 per residential unit
	b. Multi-Family (per building)	\$150.00
	c. Commercial	1% of construction cost
25.	Siding	
	a. Single-Family	\$75
	b. Multi-Family	\$150
26.	Windows & Doors	1% of construction costs Minimum \$75.00
27.	All work involving construction, alterations, additions, repairs, removal and demolition not specifically provided for herein	Charged at a rate to be determined by the Building Official. Minimum \$30.00.
28.	Permit Extension (valid for 180 days)	10% of permit fee. Minimum \$75
29.	Expired Permit	\$25 per each 30 days past expiration

B. Permits Issued by the Fire Prevention Bureau.

1. Fire Protection Systems.*	
a. Sprinklers - Hydraulically Calculated System	
(1) 1 to 20 sprinklers	\$210.00
(2) 21 to 100	\$440.00
(3) 101 to 200	\$585.00
(4) 201 to 300	\$670.00
(5) 301 to 500	\$985.00
(6) Over 500	\$985.00 Plus \$1.09 for each sprinkler over 500
b. Kitchen Hood and Duct Suppression System	\$125.00
c. Kitchen Hood and Duct Mechanical System	\$125.00
d. Fire detection systems	\$125.00
e. Fire detection systems (Wireless installation/charge)	\$375.00
f. Carbon-dioxide suppression system	\$125.00
g. Dry chemical suppression system	\$125.00
h. Foam suppression system	\$125.00
i. Fire pump	\$175.00
j. Stand pipe	\$90.00
*Note: All fire protection system permit fees listed are minimums. Additional fees may be assessed based on inspection time required, at an hourly rate to be determined by the Fire Chief.	

2.	Underground/Aboveground Storage Tank Removal/Installation	\$90.00
3.	Tanks for Flammable Liquids	\$50.00 for the first 1,000 gallons. Subsequent gallons at \$5.00 per 1,000 gallons or a portion thereof.
4.	Temporary Heat	\$95.00
5.	Vapor Recovery System	\$90.00
6.	Open Burning	\$65.00
7.	Plan Review (Commercial/Industrial/Residential - All)	10% of permit fee. \$30.00 minimum
8.	All work involving permit requirements specified in the Fire Prevention Code not specifically provided for herein.	Charged at an hourly rate to be determined by the Fire Chief.
9.	Consultant Fees	Based on the complexity of a plan review, plans may be sent out to a code consultant for review. Payment for associated fees shall be the responsibility of the submitting party.
10.	Pyrotechnic Permit	
	a. Plan Review	\$50.00
	b. Permit	\$450.00, includes one Fire Inspector to be present at the site during unloading of the material; the installation of devices; a rehearsal prior to show; and during the actual display
	(1) Additional shows (without changing script), not requiring a rehearsal	\$350.00
	(2) If an additional fire inspector is required to be present	\$250.00, per inspector

Section 4: That Chapter 7, OFFENSES AND PUNISHMENT, of the Hoffman Estates Municipal Code be amended by amending Section 7-10-7, OBSTRUCTION UPON RIGHT-OF-WAY, to read as follows:

Section 7-10-7. Obstruction upon right-of-way.

- A. It shall be unlawful for any person, firm or corporation to cause, create or maintain any obstruction of any street, sidewalk or public right-of-way except a box for the receipt of the United States mail under the rules adopted by the Village governing the erection and maintenance of such boxes. The Village has discretion to approve, deny, or remove items or obstructions placed in the right-of-way. The removal of unpermitted items shall be at the expense of the property owner.
- B. If a Village plow or truck damages a mailbox through direct contact or a mailbox is removed due to utility work in the right-of-way, the mailbox will be repaired or replaced with a standard type mailbox, in accordance with established guidelines. However, the property owner may elect to be reimbursed for making their own repairs. Reimbursement will not exceed \$75.00 and proof of incurred costs must be provided. A standard design will be used for mailbox replacements. The Village cannot replace decorative mailboxes. A property owner who installs decorative materials in the right-of-way does so at their own risk.
- C. The provisions of Subsection A above shall not apply to mailboxes and companion structures existing on or before October 1, 1994 but no such mailbox or companion structure that is subsequently removed for any reason shall be permitted to be replaced except in compliance with Subsection A above.

Section 5: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars (\$10.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 6: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 7: That this Ordinance shall be in full force and effect immediately from and after its passage and publication.

PASSED THIS 19th day of June, 2023

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
President William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 19th DAY OF June, 2023

William D. McLeod
Village President

ATTEST:

[Signature]
Village Clerk

Published in pamphlet form this 22nd day of June, 2023.