

106-O-24

AN ORDINANCE

Amending Portions of Title 4 of the City Code, "Building Regulations" and portions of Title 5, "Property Maintenance"

WHEREAS, the City Council of the City of Evanston finds that it is in the interest of the public health, safety, and welfare to adopt, as its standards for building construction, alteration, and installation permits, certain 2021-2022 model building codes,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: That Title 4, Chapter 1, "Building and Inspection Development Services Division" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 1 BUILDING AND INSPECTION-DEVELOPMENT SERVICES DIVISION

4-1-1. DIVISION CREATED; COMPOSITION.

There is hereby created an executive division of the City's Community Development Department which shall be known as the Division of Building and ~~Inspection-Development~~ Services. Said division shall consist of the Manager of Building and ~~Inspection-Development~~ Services and such other deputies and employees as may from time to time be assigned thereto. The Manager of Building and ~~Inspection-Development~~ Services, or other individual as may be designated by the Director of Community Development, shall be the City's Building Official.

4-1-2. BUILDING OFFICIAL.

- (A) *Powers And Duties.* The Building Official shall have the powers and duties as described in the adopted building code.
- (B) *Police Powers.* In addition to the powers authorized in the adopted building code, the Building Official and his/her duly appointed building and technical inspectors shall have full police powers to issue complaints, citations, notices to appear, and summonses for the violation of any provision of the various building, mechanical,

electrical, structural, plumbing and energy codes that the Building Official is charged with enforcing.

4-1-3. DEPUTY DIRECTORS MANAGERS OF BUILDING AND INSPECTION DEVELOPMENT SERVICES.

The Fire Chief and the Director of Health and Human Services of the City are each hereby made ex officio Deputy Managers of Building and Inspection Services.

- (A) *Fire Chief.* It is hereby made the duty of the Fire Chief, as ex officio Deputy Manager of Building and ~~Inspection-Development~~ Development Services, to aid the Manager of Building and ~~Inspection-Development~~ Development Services in administering and enforcing the building code. Such Deputy Manager of Building and ~~Inspection-Development~~ Development Services shall give special attention to and render assistance in enforcing all provisions of the building code pertaining to safeguarding life and property against, and in the event of, fire in any building, structure or portion thereof, now existing or which may hereafter be constructed.
- (B) *Director Of Health.* It is hereby made the duty of the Director of the Health Department, as ex officio Deputy Manager of Building and ~~Inspection-Development~~ Development Services, to aid the Manager of Building and ~~Inspection-Development~~ Development Services in enforcing and administering the building code. Such deputy Manager of Building and ~~Inspection-Development~~ Development Services shall give special attention to and render assistance in enforcing all provisions of the building code pertaining to the sanitation of any building, structure or portion thereof now existing or which may hereafter be constructed.

4-1-4. ADOPTION OF BUILDING CODES.

- A. The following codes are hereby adopted as the building code for the City of Evanston in the State of Illinois; for the control of building and structures as herein provided: and each and all of the regulations, provision, 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 additions, insertions, deletions and changes prescribed in the chapters of Title 4, Building Regulations.

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.

1. International Building Code/2021
2. International Existing Building Code/2021
3. International Residential Code/2021 and Appendices AA, AB, AC, AF, ~~G(2012)~~, AH, AJ, AK, AO, AQ, AT
4. International Fire Code/2021
5. International Mechanical Code/2021
6. International Fuel Gas Code/2021
7. International Swimming Pool and Spa Code/2021
8. International Property Maintenance Code/2021
9. National Electrical Code - NFPA 70/2020

10. Illinois Plumbing Code/Illinois Administrative Code Title 77 Part 890
 11. Illinois Energy Conservation Code/Illinois Administrative Code Title 71 Part 600
 12. Illinois Accessibility Code/Illinois Administrative Code Title 71 Part 400
- B. Code Reference Clarifications.
1. All references to electrical code shall mean "National Electric Code".
 2. All references to plumbing code shall mean "Illinois Plumbing Code".
 3. All references to energy code shall mean "Illinois Energy Conservation Code".
 4. All references to accessibility code shall mean the "Illinois Accessibility Code" and "ICC A117.1".
 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 Title 4, Chapter 2, "Building Code" of the Evanston City

Code of 2012, as amended, is hereby further amended as follows:

4-2-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the 2021 International Building Code, with the additions, deletions, exceptions, and other amendments set forth in this Chapter. All advisory or text notes, other than the rules and regulations contained in the 2021 International Building Code adopted hereby, are expressly excluded from this Chapter.
- (B) Any reference in the 2021 International Building Code to "Building Official" shall refer to the City's Manager of Building and ~~Inspection-Development Services, or~~ other individual as may be designated by the Director of Community Development. Any reference to "municipality" shall mean the City of Evanston.
- (C) In the event that any provision of the 2021 International Building Code adopted hereby is in conflict with any provision(s) of the City Code, the more/most stringent shall control, except as noted in the amendments set forth in this Chapter.
- (D) There shall be a copy of the 2021 International Building Code kept on file for public inspection in the City Clerk's office.

4-2-2. AMENDMENTS.

The 2021 International Building Code adopted hereby shall read as follows with respect to these Sections:

101.4.3 Plumbing. Revise this section to read as follows:

The provisions of the Illinois Plumbing Code, as amended and adopted by the City, shall apply to the installation of plumbing systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. ~~With the exception of Chapter 29, Plumbing Systems, as amended,~~ Whenever a reference is made to the International Plumbing Code, such reference shall be deemed to refer to the applicable section of the Illinois Plumbing Code, as amended and adopted by the City of Evanston.

101.4.5 Fire Prevention. Revise this section to read as follows:

The provisions of the 2021 NFPA Life Safety Code 101 and 2021 International Fire Code as amended and adopted by the City shall apply to matters affecting or relating to structures, processes, and premises from the hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration, or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation

101.4.6 Energy. Revise this section to read as follows:

The provisions of the Illinois Energy Conservation Code, or the Illinois Stretch Energy Code if such may be adopted by the City Council, shall apply to all matters governing the design and construction of buildings for energy efficiency. Whenever a reference is made to the International Energy Conservation Code, such reference shall be deemed to refer to the applicable section of the Illinois Energy Conservation Code, or the Illinois Stretch Energy Code, as adopted by the City of Evanston.

~~**101.4.7 Existing Buildings.** Delete this section in its entirety.~~

101.4.7.1 Existing Building Alteration (Bird-friendly). Where the alteration of an existing building includes the replacement of fifty (50%) percent or more of the exterior glazing, such alteration shall comply with Section 1403.15 of this code.

103.1: Creation of Enforcement Agency. The Division of Building and ~~Inspection~~ Development Services is hereby made responsible for the enforcement of this Code.

103.2: Appointment. Any reference in the 2021 International Building Code to "Building Official" shall refer to the City's Manager of Building and ~~Inspection~~ Development Services ~~Division~~. Any reference to "municipality" shall mean the City of Evanston.

103.3: Deputies. The Building Official shall have the authority to appoint such technical officers, inspectors, plan examiners and other employees as he or she deems necessary to effectuate the purposes of this Code. Such employees shall have powers as delegated by the Building Official. For the maintenance of existing properties, see the Property Maintenance Code adopted by the City.

104.6: Right of Entry. Revise this section to read as follows:

The Building Official and his/her authorized representatives are hereby authorized to make inspections of all buildings, structures, and premises located within the City to determine their compliance with the provisions of this Chapter. For the purpose of making such inspections, the Building Official and his/her authorized representatives are hereby authorized to examine and survey all buildings, structures, and premises within the City. Such inspections shall be made between the hours of 7:00 A.M. and

7:00 P. M. unless circumstances dictate the need for earlier or later inspections, on any day except Sunday, subject to the following standards and conditions:

- 1) Such inspections may take place only if:
 - a) a complaint respecting said premises has been received by the Building Official and such complaint, in the opinion of said Building Official, provides reasonable grounds for belief that a violation exists; or
 - b) if such inspection is undertaken as part of a regular inspection program whereby certain areas of the City are being inspected in their entirety by direction of the Building Official or the City Manager; or
 - c) if said official has other personal knowledge of conditions providing reasonable grounds to believe that a violation exists;
- 2) Such inspections shall be made by the Building Official or the City Manager or by any duly authorized representative upon direction of either of said officers;
- 3) Any person making such inspection shall furnish to the owner or occupant of the structure sought to be inspected, sufficient identification and information to enable the owner or occupant to determine that he/she is a representative of the City of Evanston and to determine the purpose of said inspection.

105.1: Required. Revise this section to read as follows:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Any person who performs work without first obtaining a permit shall be required to cease all work, until such time as they obtain the required permit, and be subject to a fine equal to fifty percent (50%) of the permit fees.

105.2: Work Exempt From Permit. ~~Delete this section in its entirety. Contact the Building and Inspection Services Division for information regarding work exempt from permits.~~ Revise this section to read as follows:

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, the Zoning requirements applicable to the property, or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
2. Painting, papering, tiling, carpeting, and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy that are no more than 24 inches (610 mm) deep, are not greater than 1,200 gallons (4,542 L) and are installed entirely above ground.
4. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

5. Swings and other playground equipment accessory to detached one- and two-family dwellings.
6. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

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.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

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

R105.3.1.2: Issuance of a Building Permit. The Building Official may refuse to issue a building permit if there is an outstanding sum of money due the City from the property owner or if work done on a separately issued building permit has not been satisfactorily completed per the requirements of these provisions.

105.5: Expiration and Extension. Revise this section to read as follows:

- 1) Expiration:
 - a) A building permit shall, without further action by the City, automatically expire and be rendered null, void, and of no further

- force or effect, if the permit holder does not begin the work authorized by the permit within one hundred eighty (180) calendar days of the date of permit issuance.
- b) A building permit shall, without further action by the City, automatically expire and be rendered null, void, and of no further force or effect, if, at any time after the work is begun, the permit holder suspends and/or abandons the work authorized by the building permit for a continuous period of one hundred eighty (180) calendar days.
 - c) A building permit shall, without further action by the City, automatically expire and be rendered null, void, and of no further force or effect, ~~two (2)~~ three (3) years after the date of permit issuance, unless an extension is granted in accordance with Subsection 2) below.
 - d) If the building or work authorized by a building permit does not receive final inspection approval by the permit expiration date, all work shall stop until the Building Official issues a new permit or grants an extension of time in accordance with Subsection 2) below. All electrical, plumbing, and/or mechanical permits associated with a building permit shall expire concurrently with the building permit.
- 2) Extension:
- a) Except for relocation of structures, a permit holder may submit, before the expiration date of the building permit, an application to the Building Official for an extension of time. The application shall be filed no later than one (1) month in advance of the expiration date. The Building Official may extend the building permit once, for a period not exceeding one hundred eighty (180) calendar days, if he/she determines that circumstances beyond the permit holder's control prevented completion of the work. All electrical, plumbing, and/or mechanical permits associated with a building permit shall be extended to expire concurrently with the building permit.
 - b) If a permit holder files an application for an extension of time before expiration and in accordance with this Subsection, the existing building permit shall automatically be extended until the Building Official makes a decision on the application for an extension.
 - c) If the building permit expires before an application is submitted for an extension of time, no extension shall be granted. If the previous permit holder or any other applicant wants to proceed with the same development, a new application is required and the application is treated in all respects as a new application.
 - d) If the Building Official previously approved an extension of time in accordance with Subsection a), the Building Official may extend the expiration of the building permit one (1) additional time if he/she finds the following:

- i) There are no significant change(s) in the regulations applicable to the site since the date the permit was issued;
- ii) The additional extension is in the public interest; and
- iii) Circumstances beyond the control of the applicant prevented the authorized work from proceeding.

105.7: Placement of Permit. Revise this section to read as follows:

The building permit or a legible copy of the building permit shall be kept on the site of operations, open to public inspection during the entire time of prosecution of the work and until the completion of the same. Said permit must be posted within forty-eight (48) hours of permit issuance, must remain posted until a certificate of occupancy is issued or the permit expires, and must be visible from the public way. Failure to post and maintain the permit as required by this Section may result in revocation of the building permit and forfeiture of all permit fees.

105.8: Hours of Work Permitted for the Construction, Repair, and Demolition of Buildings. The creation (including excavation), demolition, alteration or repair of any building within the City is prohibited, other than between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. on weekdays, and eight o'clock (8:00) A.M. and five o'clock (5:00) P.M. on Saturdays, except in case of urgent necessity in the interest of public health and safety, and then only with permission from the City Manager or his or her designee, which permission may be granted while the emergency continues.

107.2 Construction Documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.9

107.2.1: Information on Construction Documents. Revise section to read as follows: Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules, and regulations, as determined by the Building Official. All floor plans, including mechanical, electrical, plumbing and fire protection plans, shall indicate all required fire ratings and where they occur by graphic means with a legend or key.

107.2.9 Information for electric vehicle charging stations. Construction documents shall include electric vehicle charging stations with system installation requirements set forth in Section 406.2.7 of this code.

113: MEANS OF APPEALS. Delete this section in its entirety.

116: Unsafe Structures and Equipment. Delete this section in its entirety.

117: Digital Submission of Construction Documents Prior to Issuance of Certificate of Occupancy.

- 1) ~~In addition to the requirement of filing hard copy construction documents,~~ Submission of a series of construction/design documents in a computer digital format is required as part of the permitting process prior to the issuance of any final certificates of occupancy, pursuant to the guidelines stated immediately below, if one or more of the following applies:
 - a) The valuation of the construction project is, in its entirety, greater than \$500,000.00 (five hundred thousand and no/100 dollars).

- b) When the Director of Community Development, or his/her designee, determines that there are significant changes to the physical characteristics of the property or the structures on or around that property to warrant the submission of electronic documents.
- 2) Digital data shall be submitted according to the following guidelines:
- a) The digital data submission shall contain the following three (3) document types:
 - i) Site Plan: A plan view, drawn to scale, depicting the project's location and showing at a minimum: property lines, building footprints, building elevation changes, sidewalks, driveways, proximate reference points identifiable within the City, and any fire lanes.
 - ii) Floor Plan: Exterior plan view for each floor, drawn to scale, showing at a minimum: interior walls, exterior walls, doors, and any stairs and elevators.
 - iii) Elevation Views: Exterior profile views, drawn to scale, showing at a minimum: height of building Sections, main entrance, and roofline.
 - b) Data shall be submitted via ~~compact disc, FTP,~~ e-mail or other media deemed permissible by the Director of Community Development or his/her designee.
 - c) All digital submissions shall be in a format approved by the City's Information Technology Division.
 - d) The data must be a proportionally accurate representation of the construction project, sufficient to fully explain and reproduce the project, with the defined scale clearly represented.
 - e) The permit applicant shall resubmit newly updated information pursuant to the above requirements whenever the applicant or his/her agent makes corrections or updates to the originally submitted information requiring the resubmission of printer-paper documents.
- 3) Upon request by the person required to submit information in a digital format, or if that party is unwilling or unable to digitally submit information, the City's geographical information systems division will digitally convert paper-based submitted documents. The fee for digital conversion shall be \$100.00 (one hundred and no/100 dollars) for each submitted page equal to or smaller than ledger-sized (11" by 17") paper, and \$200.00 (two hundred and no/100 dollars) for each submitted page exceeding ledger-sized (11" by 17") paper.
- 4) Any person who fails to comply with all requirements of this Section shall be subject to denial or revocation of any temporary or final certificates of occupancy pertaining to the project for which the violation has occurred. Denial or revocation of any temporary or final certificates of occupancy shall not preclude the City from seeking fines, costs, and other relief against the violator by filing a complaint or citation with the Circuit Court or Division of Administrative Adjudication.

202: Definitions. Amend this section to include the following definition(s):

~~**MULTIPLE OCCUPANCY RESTROOM.** A room designed to be used as a restroom by more than one person at a time, which shall contain, at least, more than one toilet and more than one sink, which shall be suitable for use by disabled~~

~~persons in compliance with applicable local, state and federal laws. Toilets, for privacy purposes, shall be separated by partitions and the stalls shall be equipped with a locking mechanism to be operated by the user of the stall.~~

~~**SINGLE OCCUPANCY RESTROOM.** A fully enclosed room, with a locking mechanism controlled by the user, containing a sink, toilet stall, and no more than one (1) urinal. Every single occupancy restroom in a place of public accommodation or public building shall be identified as all-gender and designated for use by no more than one (1) person at a time or for family or assisted use.~~

~~**GENDER IDENTITY.** Shall have the meaning given in City Code Section 1-21-5.~~

~~**GENDER NEUTRAL RESTROOM.** Shall conform to the Equitable Restrooms Act. A restroom that is designated for use by any person, regardless of Gender Identity, as defined in City Code Section 1-21-5, as amended.~~

~~**ELECTRIC VEHICLE.** An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.~~

~~**ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.~~

~~**EV-CAPABLE SPACE.** A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.~~

~~**EV-READY SPACE.** A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.~~

Section 406.2.7 Electric vehicle charging stations and systems.

Commentary: Definitions for Electric Vehicle, Electric Vehicle Supply Equipment (EVSE), EV-Capable Space and EV-Ready Space have been added to Chapter 2.

Section 406.2.7.1 Electric vehicle parking. Where parking is provided, new construction shall provide EVSE-Installed Spaces and facilitate future installation and use of EVSE through the provision of EV-Ready Spaces and EV-Capable Spaces provided in compliance with Sections 406.2.7.2 through 406.2.7.3. Where more than one parking facility is provided on a site, EVSE-Installed, EV-Ready Spaces and EV-Capable Spaces shall be calculated separately for each parking facility.

Section 406.2.7.2 New commercial and multifamily buildings. EVSE-installed spaces, EV-Ready Spaces and EV-Capable Spaces shall be provided in accordance with Table 406.2.7.2 for multifamily and commercial buildings. Where the calculation of percent served results in a fractional parking space, it shall round up to the next whole number. The circuit shall have no other outlets. The service panel shall include an over-current protective device and provide sufficient capacity and space to accommodate the

circuit and over-current protective device and the termination point shall be located in close proximity to the proposed location of the EV parking spaces.

Table 406.2.7.2: EVSE-Installed, EV-Ready and EV-Capable Space Requirements

Multifamily	Commercial
10% EV-Installed, 20% EV-Ready, 70% EV-Capable	10% EV-Installed, 40% EV-Capable
EV-installed and EV-Ready to increase 10% every 3 years with remainder of spaces being EV-Capable	EV-Installed and EV-Capable to increase 10% every 3 years

- a. Where EVSE-Installed Spaces installed exceed the required values in Table 1101.15.3, the additional spaces shall be deducted from the EV-Ready Spaces requirement.
- b. Where EV-Ready Spaces installed exceed the required values in Table 1101.15.3, the additional spaces shall be deducted from the EV-Capable Spaces Requirement.

406.2.7.3 Identification. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformers, meet the requirements of this code. Parking spaces equipped with EVSE shall be identified by signage. A permanent and visible "EV-Capable" or "EV-Ready" label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV-Capable or EV-Ready Spaces, respectively and at the termination point of the raceway or circuit termination point.

Commentary: Definitions for Electric Vehicle, Electric Vehicle Supply Equipment (EVSE), EV-Ready Space and EV-Capable Space have been added to Chapter 2. Reference Section 1107 Motor Vehicle-Related Facilities - Exception to 1107.2 Electrical Vehicle Charging Stations has been deleted.

Chapter 9 Fire Protection and Life Safety Systems.

Reference 2021 International Fire Code Chapter 9 as adopted and amended by the City of Evanston. (Commentary: 2021 IBC Chapter 9 parallels and is substantially duplicated in Chapter 9 of the International Fire Code).

Reference 2021 International Residential Code Section R313 Automatic Fire Sprinkler Systems as amended for provisions for townhouses and one- and two-family dwellings including those with accessory dwelling units.

1001.1 General. Revise this section to read as follows:

Buildings or portions thereof shall be provided with a means of egress system as required by this chapter. The provisions of this chapter shall take precedence over the provisions of the 2021 NFPA 101 with regard to means of egress requirements, and shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof.

1009.6.1.1: Area of Refuge. The floor of the area of refuge shall be designed with striping or other such means and labeled with the International symbol of access, such that this area is reserved at all times for the intended purpose.

1011.16: Stairway to Roof. Revise this section to read as follows:

In building four (4) or more stories above grade plane, all stairways shall extend to the main roof surface, unless the roof has a slope steeper than four units vertical to twelve units horizontal (33% slope). One stair shall terminate at a minimum four feet (4') deep landing in a penthouse conforming to Section 1509.2 and shall have a three feet (3') wide side-hinged door to the roof area. If the door is locked a key in an elevator box shall be provided adjacent to the door. Access to the roof from all other stairs shall comply with Section 1009.16.1.

1009.16.1: Access to penthouse roofs. All building penthouse roofs shall have access to them by way of a stairwell or ships ladder. This may be interior or exterior to the penthouse. An interior position shall have access to the roof through a roof hatch which shall be sixteen square feet (16 ft²) minimum and have a minimum dimension of two feet (2').

1102.1 Design. Revise this section to read as follows:

Buildings and facilities shall be designed and constructed to be accessible in accordance with the Illinois Accessibility Code and ICC A117.1. In the event that any provision of the Illinois Accessibility Code is in conflict with ICC A117.1, the more/most stringent requirements shall apply.

1107.2 Electric Vehicle Charging Stations. Electric vehicle charging stations shall comply with Sections 1107.2.1 and 1107.2.2.

(Delete) Exception. Electrical vehicle charging stations provided to serve R-2, R-3 and R-4 occupancies are not required to comply with this section.

~~**1202.1: General.** Revise this section to read as follows:~~

~~Buildings shall be provided with natural ventilation in accordance with Section 1202.5, or mechanical ventilation in accordance with the International Mechanical Code. All sleeping rooms in new buildings shall be provided with natural ventilation in accordance with Section 1202.5, which may be supplemented with mechanical ventilation in accordance with the International Mechanical Code. The provisions of Section 1203.5.1.1 that allow use of adjoining spaces for ventilation shall not apply to sleeping rooms in new buildings.~~

1204.1: General. Revise this section to read as follows:

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1204.2.2. Notwithstanding the rest of this Section 1204.1, all sleeping rooms in new buildings shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2, which may be supplemented with artificial light in accordance with Section 1204.3. The provisions of Section 1204.2.1 that allow use of adjoining spaces for light shall not apply to sleeping rooms in new buildings.

1502.2.1 Separate Systems Required. Secondary roof drain systems shall have the end point of discharge separate from the primary system. Discharge shall be above grade, in a location that would normally be observed by the building occupants or

maintenance personnel. Exception to the above grade discharge requirement shall be by the city's Building Official or Civil Engineer.

1603.1 General. Revise this section to read as follows:

Construction documents shall show the size, section and relative locations of structural members with floor levels, column centers and offsets dimensioned. The design loads and other information pertinent to the structural design required by Sections 1603.1.1 through 1603.1.9 shall be indicated on the construction documents.

Exception: Construction documents for buildings constructed in accordance with the conventional light-frame construction provisions of Section 2308 shall indicate the following structural design information:

1. Floor and roof dead and live loads.
2. Ground snow load, pg. The ground snow load shall be 30 pounds per square foot (psf).
3. Basic design wind speed, V, miles per hour (mph) (km/hr) and allowable stress design wind speed, Vasd, as determined in accordance with Section 1609.3.1 and wind exposure.
4. Seismic design category and site class.
5. Flood design data, if located in flood hazard areas established in Section 1612.3.
6. Design load-bearing values of soils.
7. Rain load data.

Table 1607.1: Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live Loads. Revise this table to read as follows:

Occupancy or Use	Uniform (psf)	Concentrated (lbs.)
Balconies and decks (including porches)	100	—

1608.2 Ground snow loads. Revise this section to read as follows:

The ground snow load to be used in determining the design snow loads for roofs shall be 30 pounds per square foot (psf).

2901.1 Scope. Plumbing systems shall comply with all applicable state laws, including, but not limited to, the Illinois Plumbing Code as adopted and amended by the City of Evanston.

~~**Chapter 29 Plumbing Systems.** This Chapter shall be retained with the following amendments:~~

~~Commentary: Definitions for Single Occupancy Restroom, Multiple Occupancy Restroom, Gender Identity and Gender Neutral Restroom have been added to Chapter 2.~~

~~**2901 General.** Delete.~~

~~**2902.1 Minimum Number of Fixtures.** Delete.~~

~~**Table 2902.1 Minimum Number of Required Plumbing Fixtures.** Delete.~~

~~**2902.1.1 Fixture Calculations.** Delete.~~

~~**2902.2: Separate Facilities.** Revise this section to read as follows:~~

~~Where plumbing fixtures are required, separate facilities shall be provided for each sex. Exceptions:~~

- ~~1. ——— Separate facilities shall not be required for dwelling units and sleeping units.~~

2. ~~Separate facilities shall not be required to be designated by sex where single occupancy restrooms are provided in accordance with Section 2902.1.2. Single occupancy restrooms shall not have more than one water closet and one lavatory and the option of one urinal.~~
3. ~~Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets is provided. Each water closet utilized by the public or employees shall occupy a separate compartment with walls or partitions and a door enclosing the fixtures to ensure privacy.~~

~~Exceptions:~~

1. ~~Water closet compartments shall not be required in a single-occupant restroom with a lockable door.~~
2. ~~Restrooms located in child day care facilities and containing two or more water closets shall be permitted to have one water closet without an enclosing compartment.~~
3. ~~This provision is not applicable to toilet areas located within I-3 housing areas.~~

~~Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.~~

~~Multiple occupancy, gender neutral facilities are not required but can be used as an alternative to be determined by the property owner or the property owner's agent.~~

~~**2902.3 Employee and public toilet facilities.** Delete.~~

~~**2902.3.3 Location of toilet facilities in occupancies other than malls.** Delete.~~

~~**2902.3.4 Location of toilet facilities in malls.** Delete.~~

~~**2902.5 Drinking fountain locations:** Delete.~~

~~**2902.4 Signage.** All public restroom facilities shall be designated by legible signs, stating that the public facilities are for men, women, or are gender neutral, as applicable. Single occupancy and family or assisted use restrooms shall be outfitted with exterior signage that marks the single occupancy, family or assisted use restroom as a restroom and does not indicate any specific gender. Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall comply with the Illinois Accessibility Code.~~

~~**2902.4 Signage.** All public restroom facilities shall be designated by legible signs, stating that the public facilities are for men, women, or are gender neutral, as applicable. For public facilities that have multiple occupancy restrooms, signs shall indicate that the multiple occupancy restrooms are either designated for men, women or gender neutral. For single occupancy restrooms each single occupancy restroom shall be outfitted with exterior signage that marks the single occupancy restroom as a restroom and does not indicate any specific gender. Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall comply with the Illinois Accessibility Code.~~

~~**2902.4.2 Existing Facilities.** All existing single occupancy restrooms and family or assisted use restrooms shall be provided with signage in accordance with Section 2902.4~~

~~**3105.1: General.** Revise this section to read as follows:~~

Awnings or canopies shall comply with the requirements of this Section and other applicable Sections of this Code. No person shall erect, install, remove, re-hang, alter, or maintain over public property any awning or canopy for which a permit is required under the provisions of this Code until the requirements of the sign regulations ordinance, ~~Title 4, Chapter 10~~ Title 6, Chapter 4, of the City Code, are met. Awnings and canopies shall only extend to a point 2 feet back from the curb line.

3106.1: General. Revise this section to read as follows:

Marquees shall comply with this Section and other applicable Sections of this Code. No person shall erect, install, remove, re-hang, alter, or maintain over public property any marquee for which a permit is required under the provisions of this Code until the requirements of ~~Title 4, Chapter 10~~ Title 6, Chapter 4, of the City Code, are met.

Marquees shall only extend to a point 2 feet back from the curb line.

3107.1: General. Revise this section to read as follows:

Signs shall be designed, constructed, and maintained in accordance with this Code. No person shall erect, install, remove, re-hang, alter, or maintain over public property any sign for which a permit is required under the provisions of this Code until the requirements of the sign regulations ordinance, ~~Title 4, Chapter 10~~ Title 6, Chapter 4, of the City Code, are met.

3201.5: Building Deterioration. In the event that a piece or part of an existing building dislodges and falls onto the public way evidencing movement of building components that comprise imminent danger, the following shall be required:

- 1) Within forty-eight (48) hours of a written notice of the imminent danger or failed condition by the City of Evanston, the property owner(s) shall install illuminated sidewalk and/or street protection as required by the City of Evanston. If this is not completed in accordance with all city Codes, the City may install such protection at the expense of the property owner(s).
- 2) Within thirty (30) days of such notice, the property owner shall submit to the City a written report of the conditions by a State of Illinois licensed engineer. If this requirement is not fulfilled in accordance with all city Codes, the violator is subject to a fine of a minimum of \$150.00 (one hundred fifty and no/100 dollars) for each day until the report is submitted.
- 3) Within sixty (60) days of such notice, the property owner shall obtain permits for all required repairs. If this requirement is not fulfilled in accordance with all city Codes, the violator is subject to a fine of a minimum of \$150.00 (one hundred fifty and no/100 dollars) per day until the report is submitted.
- 4) Within one hundred eighty (180) days of such notice, all work associated with the repair of the deterioration must be completed and inspected. If the requirement of completion is not fulfilled in accordance with all city Codes, the violator is subject to a fine of a minimum of \$150.00 (one hundred fifty and no/100 dollars) per day until the work is completed, as verified by a city inspector.

3301.2: Storage and Placement. Revise this section to read as follows:

Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project. In no case, shall construction equipment or materials be kept or stored on any public way or property.

3303.4: Vacant Lot. Revise this section to read as follows:

Every vacant lot shall be filled, graded, seeded, and/or sodded in accord with 3303.4.1.

3303.4.1: Wrecking, Demolition, or Razing of Structures.

- 1) Prior to the issuance of any permit for the wrecking, demolishing, or razing of any building or other structure, the owner of said structure shall deposit, in escrow, funds in an amount deemed sufficient by the Director of Community Development to secure the owner's obligations to grade, place topsoil, seed, sod, and/or fence any unimproved surface. Should the owner and/or owner's successor(s) in interest fail to perform said duties, the City may draw on said funds to complete them.
- 2) Prior to the start of demolition work, the owner and/or owner's successor(s) shall deliver all water meters on the property to the Utilities Department.
- 3) Demolition work shall not begin until site has been inspected by the City for placement of temporary fencing and temporary tree protection, and any related measures implemented.
- 4) Demolition work shall not begin until the owner and/or owner's successor(s) has established, either by way of a hose connected to the public water hydrant or by the use of a water truck on site, a source for wetting down the structure and resulting debris during the demolition process to minimize the creation of air-borne dust and debris.
- 5) Written notice stating the date on which work is to begin shall be given to the Director of Community Development and to owners/occupants of adjoining property at least forty-eight (48) hours before beginning the wrecking, demolishing, or razing of any building or other structure.
- 6) During demolition, any temporary structure erected adjacent to or on any public way, used as temporary storage for debris and wreckage, shall be outfitted with reflective orange material outlining every top and bottom corner of said temporary structure, which reflective material will be visible when struck by headlight beams three hundred feet (300') away at night. Said markings shall be approved by the City Engineer.
- 7) All foundations and footings associated with the demolished structure shall be removed in the course of demolition. The property owner and/or owner's successor(s) in interest shall schedule and permit an inspection by the Building Official or his/her designee to determine removal of all foundations and footings prior to the backfill of any excavated area.
- 8) Debris caused from the demolition of a building or structure in excess of that required to fill openings shall be removed from the site as wrecking progresses. Salvaged material, if left on the premises, shall be stored neatly. Debris shall be kept from adjacent properties and public ways at all times.
- 9) On completion of demolition, all debris, equipment and temporary protections shall be removed from the site. In no case shall demolition debris be allowed to remain on the site longer than seven (7) days after the structure has been demolished.
- 10) On completion of demolition, owner and/or owner's successor(s) shall immediately restore the public right-of-way to its original condition upon

- completion of the work, including restoration of openings, broom sweeping walks and streets and raking of grassy areas.
- 11) On completion of demolition, the property owner and/or owner's successor(s) in interest shall fill with clean inorganic material with the upper eight inches (8") filled in friable topsoil and graded to the level of sidewalks, alleys, or adjoining property with allowance for settlement.
 - 12) On completion of demolition, the property owner and/or owner's successor(s) in interest shall schedule and permit an inspection by the Building Official or his/her designee to determine compliance with the City Code.
 - 13) Unless construction of a new structure on the site commences within sixty (60) days of completion of demolition, the property owner and/or owner's successor(s) shall seed the property with grass or place sod thereon no later than fifteen (15) days after completion of demolition. The temporary construction fence shall be removed no later than fifteen (15) days after such seeding or sodding.

Table 3306.1: Protection of Pedestrians. Revise this table to read as follows:

Height of Construction	Distance from Construction to Lot Line	Type of Protection Required
8 feet or less	Less than 5 feet	Construction railings
8 feet or less	5 feet or more	Construction railings
More than 8 feet	Less than 5 feet	Barrier and covered walkway
More than 8 feet	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
More than 8 feet	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
More than 8 feet	Less than 5 feet	Barrier and covered walkway
More than 8 feet	5 feet or more, but exceeding one-half of the height of construction	8-foot high chain link fence, firmly anchored into the ground.

3307.1: Protection Required: Add the following sentence. "Required notice to Owner shall also be required for building demolition."

~~**Chapter 34 Existing Structures** of the 2012 IBC will be retained with the following changes:~~

~~**3401.6: Alternative Compliance.** Delete.~~

~~**3406.1.3: New Fire Escape.** Delete.~~

~~**3406.1.4: Limitations.** Delete.~~

~~**3412: COMPLIANCE ALTERNATIVES.** Delete.~~

4-2-4. PENALTY FOR VIOLATIONS.

Any person found to have violated any provision of the 2021 International Building Code as adopted by the City, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a building or structure in violation of any approved plan or direction of the Building Official or of any permit or certificate issued by the Building Official or his/her designee, shall be guilty of an offense and fined as follows:

- (A)
 1. The fine for a first violation is one hundred fifty dollars (\$150.00).
 2. The fine for a second violation is four hundred dollars (\$400.00).
 3. The fine for a third or subsequent violation is seven hundred fifty dollars (\$750.00).
- (B) Each day a provision of this Chapter is found to have been violated constitutes a separate violation subject to the fine schedule set forth in Subsection (A) of this Section.
- (C) The fines provided for herein shall not be construed as limiting the power of a court of competent jurisdiction or an administrative hearing officer to impose other penalties and remedies as provided for by applicable legislation.

Any person who performs work without first obtaining a permit shall be required to cease all work, until such time as they obtain the required permit, and be subject to a fine equal to fifty percent (50%) of the permit fees.

4-2-5. SEVERABILITY.

It is the intention of the City Council that the provisions of this Chapter and the Code adopted hereby are severable and the invalidity of any Section or any portion of any such Section of either of them shall not affect any other Section.

4-2-6. IDENTIFICATION OF ORDINANCE WITH THE ILLINOIS CAPITAL BOARD.

The adoption of the ordinance from which this Chapter derives and code, by title and edition, shall be reported to the Illinois Capital Development Board Illinois or any successor agency of the State of Illinois pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1.

4-2-7. EFFECTIVE DATE.

This Chapter shall be in full force and effect thirty (30) days after its approval and passage. ~~For projects in design concurrent with the adoption of the ordinance from which this Chapter derives, the building official is authorized to accept construction documents designed in accordance with the requirements of the 2012 International Building Code for up to one hundred and eighty (180) days after this ordinance's approval and passage.~~

SECTION 3: That Title 4, Chapter 5, "Plumbing Code" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 5, PLUMBING CODE

4-5-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the 2014 Illinois Plumbing Code, Ill. Admin. Code tit. 77 § 890 (2014), with the additions, deletions, exceptions, and other amendments set forth in this Chapter.
- (B) Any reference in the 2014 Illinois Plumbing Code to "Authorities Having Jurisdiction" shall refer to the City's Manager of Building and ~~Inspection~~ Development Services. Any reference to "municipality" shall mean the City of Evanston.

4-5-2. AMENDMENTS.

The 2014 Illinois Plumbing Code adopted hereby shall read as follows with respect to these Sections.

Subsection 890.340(f):

- ~~f) — Copper Water Tube. Joints in copper tubing shall be made with case bronze or wrought copper pressure fittings, properly soldered or brazed, or by means of compression or flared joints as provided in Sections 890.320(d), (e), (h) and (p)(2). Flared joints and compression fittings shall not be installed underground except for water services, water meter yokes, and stop box connections. Soldered and braised fittings shall not be installed below grade.~~

Section 890.610 General Requirements—Material and Design:

- ~~a) — Quality of Fixtures: Plumbing fixtures shall comply with approved designs, be constructed from approved materials, have smooth, impervious surfaces and be free of defects and concealed fouling surfaces. (See Appendix A: table A "Approved Materials and Standards for Plumbing Fixtures" and "Approved Standards for Plumbing Appliances/Appurtenances/Devices.")~~
- ~~b) — Used plumbing material, equipment and fixtures for plumbing installations shall comply with this Part.~~
- ~~c) — Any plumbing equipment condemned by the Department because of wear, damage, defects or sanitary hazards shall not be used in a plumbing system.~~
- ~~d) — All new and replacement plumbing fixtures and irrigation controllers installed after the effective date of this ordinance shall bear the Watersense label as designated by the U.S. Environmental Protection Agency Watersense Program when such labeled fixtures are available.~~

Section 890.680 Lavatories:

- ~~a) — Waste Outlets. Wastes shall have a strainer or stopper and have a waste outlet at least 1¼ inches in diameter.~~
- ~~b) — Lavatory Faucets. All lavatory faucets shall have air gaps as specified in Appendix A, table C.~~
- ~~c) — When metering faucets are located on lavatories in public restrooms, they shall be adjusted to remain open for a minimum of 10 seconds and shall comply with the water consumption requirements of ASME/ANSI 112.18.1. Metering faucets shall be designed for hot and cold, tempered and cold, or tempered water only.~~

- d) ~~Fixture Calculation. Eighteen lineal inches of wash sink or 18 inches of a circular basin, when provided with water outlets for the space, shall be considered equivalent to one lavatory. (See Appendix F, Illustration B.)~~
- e) ~~Water Temperature. All lavatory faucets for public use shall be provided with an automatic safety water mixing device to prevent sudden unanticipated changes in water temperature or excessive water temperatures. The automatic safety water mixing device shall comply with ASSE 1070 or 1017 in accordance with Section 890.210, and shall be adjusted to a maximum setting of 110 degrees Fahrenheit, at the time of installation. Exception: Units constructed in accordance with Section 890.1220(a)(9)(B) may be used in lieu of an automatic safety water mixing device to provide hot or tempered water to public lavatories.~~
- f) ~~All lavatories for public use in new construction or remodeling shall be equipped with metering or self-closing faucets.~~

Subsection 890.810(a)(2)(C):

- C) ~~Restroom Location, Designation, and Requirements. The required number of plumbing fixtures for a restroom shall be located within the restroom area and not in the hallways or vestibule. Lavatories required by Appendix A: Table B shall be installed in restrooms at a ratio of not less than one lavatory per two water closets or urinals. (See Footnote 2, Appendix A: Table B.) All restroom facilities must comply with designation requirements set forth in Section 2902.2 of the 2021 International Building Code, adopted by City Code Section 4-2-2 of the City of Evanston.~~

Subsection 890.1130(g):

- g) Installation of Devices or Assemblies
 - 1) ~~Devices of All Types. Backflow preventer assemblies and devices shall be installed to be accessible for observation, maintenance and replacement services. Backflow preventer devices or assemblies shall not be installed where they would be subject to freezing conditions, except as allowed in Section 890.1140(d).~~
 - 2) ~~All in-line backflow/back siphonage preventer assemblies shall have a full port type valve with a resilient seated shut-off valve on each side of the preventer. Relocation of the valves is not permitted.~~
 - 3) ~~A protective strainer shall be located upstream of the first check valve on all backflow/back siphonage preventers unless the device contains a built-in strainer. Fire safety systems are exempt from the strainer requirement.~~
 - 4) ~~Atmospheric vacuum breakers shall be installed with the critical level above the flooded level rim of the fixture they serve, and on the discharge side of the last control valve of the fixture. No shut-off valve or faucet shall be installed beyond the vacuum breaker.~~
 - 5) ~~No in-line double check valve backflow preventer assembly (DCV) or reduced pressure principled backflow preventer assembly (RPZ) shall be located more than 5 feet above a floor, or be installed where it [is] subject to freezing or flooding conditions. After installation, each DCV and RPZ shall be field tested in-line in accordance with the manufacturer's~~

~~instructions by a cross-connection control device inspector before initial operation. (See subsection (b)).~~

- ~~6) A dual check backflow preventer with atmospheric vent assembly shall not be installed where it is subject to freezing or flooding conditions.~~
- ~~7) Closed water systems with hot water storage shall have a properly sized thermal expansion tank located in the cold water supply as near to the water heater as possible and with no shut-off valve or other device between the heater and the expansion tank. Exception: In existing buildings with a closed water system, a properly sized pressure relief valve may be substitute in place of a thermal expansion tank. For closed water systems created by backflow protection in manufactured housing, as required in Section 890.1140(i), a ballcock with a relief valve may be substituted for the thermal expansion tank.~~
- 8)1) A backflow prevention device shall be installed on each water service pipe/line to a business, commercial, or industrial facility in accordance with the Illinois Plumbing Code. This requirement applies whenever there is an installation of a water service pipe/line, or alteration, renovation, or replacement of an existing pipe/line, and for new construction. A reduced pressure principle backflow, prevention assembly (RPZ) shall be installed in the water service supplying food service, manufacturing, or production establishments.

Subsection 890.1150(a)(3):

- a) 3) The minimum depth for any water service pipe shall be at least 60" deep or the maximum frost penetration of the local area, whichever is greater.

Subsection 890.1190(b):

- b) The water meter shall be installed within the building within 60" of the water service entrance. The meter shall have unions on the inlet and outlet openings. A full-port valve with an open area at least that of the water service shall be provided for all meters and shall be provided with a drain valve installed on the discharge side of the meter valve when located inside of a building. (See Appendix I, Illustrations H and I.)

Subsection 890.1200(a):

- a) Water Service Piping Sizing. The water service pipe from the street main (including the tap) to the water distribution system for the building shall be sized in accordance with Appendix A, Tables M, N, O, P, and Q. Water service pipe and fittings shall be at least one inch in diameter. If flushometers or other devices requiring a high rate of water flow are used, the water service pipe shall be designed and installed to provide this additional flow.

~~890 Appendix A, Table A~~

~~Approved Materials for Building Sewer~~

- ~~1) Cast Iron Soil Pipe/Fittings ASTM A 74-2009
CSA B70-2012
Rubber Gaskets ASTM C 564-2012
ASTM D 4161-2010
CSA B70-2012
CSA B602-2010~~

- 2) ~~High-Density Polyethylene (HDPE) Pipe ASTM D 3350-2010~~
- 3) ~~Polyvinyl Chloride (PVC) Pipe~~
~~ASTM F 1866-2007~~
~~ASTM D 2665-2012~~
~~ASTM D 2949-2010~~
~~CSA B182.1-2011 in 81800~~
~~CSA B182.2-2011 in 81800~~
~~CSA B182.4-2011 in 81800~~
~~CSA B181.2-2011 in 81800~~
~~ASTM D 2855-2010~~
~~ASTM D 3212-2013~~
~~CSA B602-2010~~
~~ASTM F 656-2010~~
~~ASTM D 2564-2012~~
~~ASTM D 3138-2011~~
~~CSA B181.2-2011 in B1800~~
- 4) ~~Polypropylene Pipe² ASTM 2389-2010~~
~~AWWA C901-2008~~
~~AWWA C906-2012~~
~~(Material Code PE3408)³~~
~~(Material Codes PE2406 and PE3406)⁴~~
- 5) ~~Identification of Piping Systems~~
~~ASME A13.1-2007~~

Agency Notes:

- ¹ ~~Solvent cement must be handled in accordance with STM F 402-1988.~~
- ² ~~PVC pipe with cellular core and vitrified clay pipe are approved only for gravity drainage.~~
- ³ ~~Dimension Ratio (DR) 17 or less.~~
- ⁴ ~~Dimension Ratio (DR) 13.5 or less.~~

Approved Materials for Water Service Pipe

- 1) ~~Cast Iron (ductile iron)² ASTM A 377-2008e1~~
~~Water Pipe CSA B70-2012~~
- 2) ~~Copper/Copper Alloy Tubing^{2,3} ASTM B 88-2009~~
- 3) ~~Polyethylene (PE) Pipe^{2,7} ASTM D 2239-2012a~~
~~AWWA C901-2008~~
~~AWWA C906-2012~~
~~(Material Code PE3408)⁴~~
~~Material Codes PE2406, PE3406)~~

Agency Notes:

- ¹ Solvent cement must be handled in accordance with ASTM F 402-1988.
- ² Water service pipe must meet the appropriate NSF standard for potable water.
- ³ Minimum Type K copper shall be installed underground.
- ⁴ ~~Dimension Ratio (DR) 17 or less.~~
- ⁵ ~~Dimension Ratio (DR) 13.5 or less.~~
- ⁶ ~~ASME B.1.20.1-1983~~

~~⁷ Up to a developed distance of twenty-four (24) inches to be used only in the transition between similar types of service pipe.~~

Approved Materials for Water Distribution Pipe

- ~~1) Brass Pipe^{2,6} ASTM B 43-2009~~
- ~~2) Copper/Copper Alloy Pipe² ASTM B 42-2010
ASTM B 302-2012~~
- ~~3) Galvanized Steel Pipe^{2,7} ASTM A 53-2012
AWWA C606-2011~~

Agency Notes:

- ~~¹ Solvent cement must be handled in accordance with ASTM F 402-1988.~~
- ~~² Water distribution pipe must meet the appropriate NSF standard for potable water, minimum Type L copper shall be installed above grade.~~
- ~~³ Use for cold or tempered water only.~~
- ~~⁴ ASME B.1.20.1-1983~~
- ~~⁵ Safety color.~~
- ~~⁶ For repairs only.~~
- ~~⁷ For repairs only, except for the distribution and conveyance of distilled or deionized water.~~

4-5-3. ADDITIONAL REQUIREMENTS.

The following are requirements additional to the 2014 Illinois Plumbing Code. In the event that any provision of City Code Section 4-5-3 is in conflict with the 2014 Illinois Plumbing Code, as amended, the 2014 Illinois Plumbing Code shall prevail.

~~(A) *Existing Plumbing:* Plumbing fixtures not maintained shall be disconnected, removed, and sealed.~~

~~(B)(A) *Safety:* Any part of a structure or premises which is changed, altered, or for which replacement is required as a result of the installation, alteration, renovation, or replacement of a plumbing system, or any part thereof, shall be left in a safe, nonhazardous condition. All penetrations through fire rated construction shall be fire stopped with a through penetration protection system approved by the Building Official.~~

~~(C)(B) *Installation:* All plumbing installed within the City of Evanston shall be installed in accordance with the 2014 Illinois Plumbing Code. If required by the Code Official, an approved backflow prevention device is necessary for the safety of the public water supply system, the Public Works Agency Director or his/her designee will give notice to the property owner or person in charge (collectively, "property owner") of the building structure or premises to install such an approved device immediately. The property owner shall, at his/her own expense, immediately install such an approved device at a location and in a manner in accordance with the 2014 Illinois Plumbing Code; Illinois Environmental Agency Rules and Regulations, Title 35: Environmental Protection, Subtitle F: Public Water Supply, Chapter I: Pollution Control Board, Part 604 Subpart O: Cross Connections and Chapter II: Environmental Protection Agency, Part 653 subpart H Cross Connections; and all applicable local regulations, and shall have inspections and tests made of such approved devices upon installation and annually thereafter, at a minimum. The property~~

- owner shall maintain records to document that testing, servicing, and repairs are conducted as required.
- (D)(C) *Right of Entry:* A City inspector, who shall be a licensed plumber, shall have the right to enter at any reasonable time any property served by a connection to the public water supply or distribution system of the City for the purpose of verifying information submitted by the property owner or person in charge of the building, structure, or premises regarding the required cross connection control inspection. On demand, the property owner or person in charge of the building, structure, or premises so served shall furnish to the Code Official, his/her authorized agent, or approved cross connection control device inspector any information which these individuals may request regarding the piping system or systems or water use on such property. The Code Official or his/her authorized agents shall have a right to enter at any reasonable time any property served by a connection to the public water supply or distribution system of the City for the purpose of verifying information submitted by the property owner or person in charge of the building, structure, or premises regarding the required cross connection inspection.
- (E)(D) *Contamination:* The occupant or property owner of the building, structure, or premises responsible for back siphoned material or contamination of the potable water supply system which occurs through an illegal cross connection or an improperly installed, maintained, or repaired device, or a device which has been bypassed, must bear the cost of cleanup of the potable water supply system. Said costs to include, but not be limited to, overhead and administrative costs of the City and any other costs reasonably incurred by the City in the cleanup.
- (F)(E) *Discharge to Sanitary Drainage System:* Every plumbing fixture, drain, appliance, or appurtenance thereof which is to receive water or waste, or discharge any liquid wastes or sewage, shall discharge to the sanitary drainage system of the structure in accordance with the requirements of this Chapter. Building drains shall be constructed of either service weight cast iron or schedule 40 PVC pipe and fittings or a material approved by the City Plumbing Inspector. Building sewers shall be constructed of either service weight cast-iron, schedule 40 PVC pipe and fittings, SDR 26 or SDR 35 or a material approved by the City Plumbing Inspector. Underground piping shall be laid on a firm bed of sand or gravel for its entire length, except where support is otherwise provided and approved by a City Plumbing Inspector. Six (6) inches of compacted stone, sand, or other approved material shall be provided under pipe and minimum of twelve (12) inches of stone or sand shall be provided above the crown of the pipe. The remaining soil fill shall be compacted in compliance with Metropolitan Water Reclamation District bedding regulations.
- (G)(F) *Automatic Clothes Washing Machine/Water Heater Floor Drains:* For all new construction, a pan or receptor with a drain to an approved floor drain, or an impervious floor with a floor drain, shall be required for all automatic clothes washing machines and water heaters in multi-family and commercial occupancies. For existing multi-family and commercial buildings, a pan and

- automatic shut-off valve shall be required for all automatic clothes washing machines and water heaters where installation of a floor drain is not feasible.
- (H)(G) *Underground Piping*: Piping installed in underground plumbing systems shall be protected from structural damage by an approved method of installation which accounts for the conditions of the installation and application and the type of piping material. In new construction, all plumbing shall be overhead. All fixtures below grade shall be directed to an ejector pit and lifted to an overhead system. Footings, grade beams and/or foundation walls shall be properly sleeved or cored in compliance with a design from a licensed design professional to accommodate for the proper installation of the buildings plumbing system.
- (H)(H) *Sillcocks*: All buildings have a minimum of two (2) frost-proof, anti-siphon type sillcocks.
- (J)(L) *Public Toilet Room Drains*: All public toilet rooms, including employee facilities, shall be graded into floor drains.
- (K)(J) *Unmaintained Plumbing Fixtures*: All plumbing fixtures not maintained shall be disconnected, removed, and sealed.
- (L)(K) *Sewer Depth*: Building sewers shall be installed below frost line depth per IRC Table R301.2(1). Current frost line depth is forty-two (42) inches.
- (M)(L) *Subsoil Drain Pipe*: Subsoil drains shall be open jointed, horizontally split or perforated pipe. Footing drains to be connected to the sump pump as discharge shall terminate water discharge to grade a minimum of three (3) feet away from any portion of the structure and not within ten (10) feet of any property line or as approved by the Civil Reviewer. Water discharge shall not be directed toward adjacent properties or discharge in a manner that will disturb adjacent properties. Discharge to storm or combination sewer will be upon approval the Public Works Director, Civil Engineer Reviewer or his/her designee. Discharge to sanitary sewer shall not be allowed. All windows wells require drains. The drains shall be connected to drain tile and drain into the sump.
- (N)(M) *Roof Drains*: Roof drains shall conform to ASME A112.21.2. Buildings in R1, R2 and R3 zoning districts, and all one- and two-family dwelling units shall drain roof stormwater by gutters and downspouts to the front and rear of the property, Water discharge shall terminate to grade a minimum of three (3) feet away from any portion of the structure and not within ten (10) feet of any property line or as approved by the Civil Reviewer. Water discharge shall not be directed toward adjacent properties or discharge in a manner that will disturb adjacent properties. No connections to the combined or sanitary sewer shall be made in the above zoning districts. All roofs of buildings not mentioned above may drain directly in the storm sewer system.
- (O)(N) *Car Wash Facilities*: Unless designed to use thirty (30) gallons or less of water per wash, new car wash facilities or replacement of existing facilities shall be equipped with water recycling systems.
- (P)(O) *Reduced Pressure Principle Backflow Preventers*: A reduced pressure principle backflow prevention assembly (RPZ) shall be installed in the water service supplying food service, manufacturing or production establishments.

RPZs shall conform to ASSE 1013, 1047 AWWA C511 or CSA CAN/CSA-B64.4. These devices shall be allowed where subject to continuous pressure conditions. The relief opening shall discharge by air gap and shall be prevented from being submerged.

- (P) All-Gender Restrooms: Restrooms intended for use by all genders shall comply with applicable State laws, including the Equitable Restrooms Act (410 ILCS 35).
- (Q) Protection against physical damage. In concealed locations where piping, other than cast iron, is installed through holes or notches in studs, joists, rafters or similar members less than 1 1/4 inches (32 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 gage). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates.

4-5-4. PENALTIES.

Any persons who violates any provision of this Chapter or fails to comply with any of the requirements thereof, or erects, installs, alters, or repairs work in violation of the approved construction documents or directives of the Code Official, or of a permit or certificate issued under the provisions of this Chapter, shall be fined as set forth in this Section:

- (A) 1. The fine for a first violation is one hundred fifty dollars (\$150.00).
 2. The fine for a second violation is four hundred dollars (\$400.00).
 3. The fine for a third or subsequent violation is seven hundred fifty dollars (\$750.00).
- (B) Each day a provision of this Chapter is found to have been violated constitutes a separate violation subject to the fine schedule set forth in Subsection (A) of this Section.
- (C) The fines provided for herein shall not be construed as limiting the power of a court of competent jurisdiction or an administrative hearing officer to impose other penalties and remedies as provided for by applicable legislation.

Any person who performs work without first obtaining a permit shall be required to cease all work, until such time as they obtain the required permit, and be subject to a fine equal to fifty percent (50%) of the permit fees.

SECTION 4: That portions of Title 4, Chapter 6, "Electric Code" of the

Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 6, ELECTRIC CODE

4-6-3. AMENDMENTS.

The 2020 National Electrical Code adopted hereby shall read as follows with respect to the indicated Sections:

Article 210.8 (A)(5), Ground-Fault Circuit-Interrupter Protection for Personnel

Exception to (5): Add sump pumps and ejector pumps

Article 210.11(3) Bathroom Branch Circuits: Delete the Exception.

Article 210.12 Arc-Fault Circuit-Interrupter Protection. (Revised to read as follows)
~~Arc-fault circuit interrupter protection shall be provided as required in 210.12(A), (B), (C) and (D). The arc-fault circuit interrupter shall be installed in a readily accessible location.~~

~~(A) Dwelling Units.~~ All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in dwelling units shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

~~(B) Dormitory Units.~~ All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in dormitory units shall be protected as described in 210.12(A).

~~(C) Guest Rooms, Guest Suites and Patient Sleeping Rooms in Nursing Homes and Limited-Care Facilities.~~ All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in guest suites, guest rooms of hotels and motels and patient sleeping rooms in nursing homes and limited-care facilities shall be protected as described in 210.12(A).

~~(D) Branch Circuit Extensions or Modifications – Dwelling Units, Dormitory Units, and Guest Rooms and Guest Suites.~~ In any of the areas specified in 210.12(A), (B) or (C), where branch-circuit wiring is modified, replaced or extended, the branch-circuit shall be protected by one of the following:

- ~~(1) ————— A listed combination-type AFCI located at the origin or the branch circuit.~~
- ~~(2) ————— A listed outlet branch-circuit type AFCI located at the first outlet of the existing branch circuit.~~

~~Exception No. 1 to 210.12(A), (B), and (C): It shall be permitted to omit AFCI protection for that portion of the branch circuit enclosed in rigid metal conduit (RMC), flexible metal conduit (FMC), intermediate metal conduit (IMC), electrical metal tubing (EMT), or Type MI cable sheath meeting the requirements of 250.118 along with metal outlet and junction boxes.~~

~~Exception No. 2 to 210.12(D): It shall be permitted to omit AFCI protection for that portion of the branch circuit installed in rigid metal conduit (RMC), flexible metal conduit (FMC), intermediate metal conduit (IMC), electrical metal tubing (EMT), or steel sheathed cable, Type AC, Type MC, or Type MI cable sheath, meeting the requirements of 250.118, with metal outlet and junction boxes.~~

~~Exception No. 3 to 210.12(A), (B), (C) and (D): Where an individual branch circuit to a fire alarm system is installed in accordance with 760.41(B) or 760.121(B) is installed in rigid metal conduit (RMC), intermediate metal conduit (IMC), electrical metal tubing (EMT), or Type MI Cable sheath meeting the requirements of 250.118, with metal outlet and junction boxes, AFCI protection shall be permitted to be omitted.~~

~~Informational Note No. 1: For information on types of arc-fault circuit interrupters, see UL 1699, Standard for Arc-Fault Circuit Interrupters.~~

~~Informational Note No. 2: See 11.6.3(5) of NFPA 72, National Fire Alarm and Signaling Code, f~~

Article 210-70 Lighting Outlets Required (A)(2): (Add the following)

(4) All exterior lighting shall be designed, shielded and directed so that direct light from the lamp does not cause light trespass and protects adjacent properties and public ways from glare and excessive lighting. Light level at any property line is limited to one-half (0.5) foot-candle unless otherwise regulated by city code.

Exception:

1. Security lighting: Exterior lighting installed primarily for safety or emergency shall be permitted provided that said lighting is solely for security and activated by a motion or a controlled system and shall be extinguished within 5 minutes of cessation of actual or perceived emergency.
2. Holiday lighting: Subject to NFPA 70 National Electric Code regulations as adopted and amended by the City of Evanston.

Article 230 Services: Add the following: "The maximum number of branch circuits allowed for a 100-amp, 120/240 volt, single phase service is thirty (30). The maximum number of branch circuits allowed for a 200-amp, 120/240 volt, single phase service is sixty (60)."

Article 230 Services: Add the following: "No additional fuse or breaker boxes shall be installed without the prior written approval of the city's Electrical Inspector."

Article 250.62: Grounding Electrode Conductor Material: Delete the words "Aluminum" and "Copper Clad Aluminum."

Article 334 Nonmetallic Sheathed Cable: Types NM, NMC, and NMS: Delete.

Article 338 Service Entrance Cable: Types SE and USE: Delete.

Article 352 Polyvinyl Chloride Conduit: Type PVC 352.12(A) Concealed: PVC conduit shall only be concealed in the following manner: direct buried below grade, in slab below grade, in slab at and above grade. PVC conduit stub ups where subject to physical damage shall be RMC, IMC, or EMT.

Article 362 Electrical Nonmetallic Tubing: Types ENT: Add the following:

- 1) Shall not be used for Electrical Power and Lighting Circuits.
- 2) When not concealed inside walls and ceilings, only Plenum Rated ENT shall be installed.

Article 625.43 Disconnecting Means. Revise this article to read as follows:

The disconnecting means shall be provided and installed in a readily accessible location. The disconnecting means shall be lockable open in accordance with 110.25.

Appeals: Delete.

SECTION 5: That portions of Title 4, Chapter 7, "Mechanical Code" of the

Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 7 MECHANICAL CODE

4-7-1. ADOPTION.

(A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the 2021 International Mechanical Code, with the additions, deletions, exceptions, and other amendments set forth in this Chapter. All advisory or text notes, other than the rules and

regulations contained in the 2021 International Mechanical Code adopted hereby, are expressly excluded from this Chapter.

- (B) Any reference in the 2021 International Mechanical Code to "Administrative Authority" or "Building Official" shall refer to the City's Manager of Building and Inspection-Development Services-Division, or other individual as may be designated by the Director of Community Development. Any reference to "municipality" shall mean the City of Evanston.
- (C) In the event that any provision of the 2021 International Mechanical Code adopted hereby is in conflict with any provision(s) of the City Code, the more/most stringent shall control.
- (D) There shall be a copy of the 2021 International Mechanical Code kept on file for public inspection in the City Clerk's office.

4-7-2. AMENDMENTS.

The 2021 International Mechanical Code adopted hereby shall read as follows with respect to the indicated Sections:

101.1 Title. (Insert) City of Evanston

103.1 Creation of Agency. Delete and reference 2021 International Building Code Section 103.1 as amended.

103.2 Appointment. Delete and reference 2021 International Building Code Section 103.2 as amended.

103.3 Deputies. Delete and reference 2021 International Building Code Section 103.3 as amended.

104.4 Right of Entry. Delete and reference 2021 International Building Code Section 104.6 as amended.

106.4.7 Posting of permit. Delete and reference 2021 International Building Code Section 105.7 as amended.

106.4.8 Hours of Work Permitted for the Construction, Repair and Demolition of Buildings. Reference 2021 International Building Code Section 105.8.

~~**106.2 Permits not required.** Delete section in its entirety. Contact the Building & Inspection Services Division for information regarding work exempt from permit.~~

106.4.3 Expiration. Delete and reference 2021 International Building Code Section 105.5 as amended.

106.4.4 Extensions. Delete and reference 2021 International Building Code Section 105.5 as amended.

110.1: Construction Documents: Construction documents, engineering calculations, diagrams and other data shall be submitted in digital format with each application for a permit. The Code Official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law. Where special conditions exist, the Code Official is authorized to require additional construction documents to be prepared by registered design professional. Construction documents shall be drawn to scale it shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this Code. Construction documents for buildings or than two stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire resistance rating and fire blocking. Permit drawing shall include a HVAC plan

showing location of supply, return, and exhausts and shall include a heat load itemizing CFM delivered or exhausted throughout the system

Exception: The Code Official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this Code.

109.2: Schedule of permit fees. The permit fee for inspection, construction, reconstruction, alteration, and installation shall be those established from time to time by the City Council of the City of Evanston.

Section 114. Means of Appeal: Delete section in its entirety.

115.4 Violation penalties. Delete and reference 4-2-4 Penalty for Violations of City Code Title 4 - Building Regulations.

Section 313

Noise Limitations

313.1 Noise Limitations: Noise levels for equipment and appliances shall not exceed 55 dBA SPL (Decibels, A-weighted, Sound Pressure Level) as averaged over any 15 minute period, and as measured at the property line between the said adjacent structures if a property line separates the parcels.

Exception: Emergency Back-Up Generators.

501.3.1.1 Exhaust Discharge: Exhaust air shall not be directed onto public sidewalks.

504.9.3: Transition Ducts: Transition ducts used to connect the dryer to the exhaust duct system shall be a single length that is listed and labeled in accordance with UL 2158A. Transition ducts shall be a maximum of eight feet (8', 2.438 m) in length and shall not be concealed within construction. Flexible air ducts used as a connector between clothes dryer and its concealed duct shall be semi ridged aluminum/metal.

505.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cfm (0.19 m³/s) shall be provided with makeup air at a rate greater than or equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

602.3 Stud Cavity and Joist Space Plenums: Stud spaces, building cavities, shafts spaces shall not be used as supply or return air provisions for any portion within a residential structure.

603.6.1.1 Duct Length: Flexible air ducts shall be limited to eight feet (8', 2.438 m) in length.

801.18.5: Reuse: Abandoned masonry chimney liners may be used as a chase for high efficiency appliances adjacent to an active solid fuel chimney under the following conditions:

- 1) Chimney or liner thereof serving the still-active solid fuel fireplace shall extend at least two feet (2', 609 mm) above the point of termination of the high efficiency appliance vent at all points where the separation is less than eighteen inches (18", 457 mm) between center lines;
- 2) The abandoned liner which is used as the chase shall be sealed on top with non-combustible materials and shall make the chase weather-tight; and
- 3) Annular space between the two (2) said liners is of masonry construction and is at least four inches (4", 102 mm).

SECTION 6: That Title 4, Chapter 9, "Residential Code" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 9 RESIDENTIAL CODE

4-9-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the 2021 International Residential Code with the additions, deletions, exceptions, and other amendments set forth in this Chapter. Said Code shall govern the design, construction, prefabrication, alteration, repair, use occupancy, and maintenance of all detached one- and two-family dwellings and townhouses not more than three (3) stories above grade plane in height, with separate means of egress and their accessory structures. All advisory or text notes, other than the rules and regulations contained in the 2021 International Residential Code adopted hereby, are expressly excluded from this Chapter.
- (B) Any reference in the 2021 International Residential Code to "Administrative Authority," "Building Official" or "Code Official" shall refer to the City's Manager of Building and ~~Inspection-Development~~ Services. Any reference to "municipality" shall mean the City of Evanston.
- (C) In the event that any provision of the 2021 International Residential Code adopted hereby is in conflict with any provision(s) of the City Code, the more/most stringent shall control.
- (D) There shall be a copy of the 2021 International Residential Code kept on file for public inspection in the City Clerk's office.

4-9-2. AMENDMENTS.

The following sections of the International Residential Code are hereby amended to read as follows:

R101.1 Title.

Insert "the City of Evanston, Cook County, Illinois" for "[name of jurisdiction]"

R101.2 Scope. Delete Exceptions 1, 2, and combine Exceptions 3, 4, and 5 to read as follows:

- 3. Residential Care Homes and Transitional Treatment Facilities of up to 8 occupants, as regulated in 6-4-4 of the City Zoning Code, within a dwelling unit.

R102.4.3 State Plumbing Code. Add a new subsection to read as follows:

R102.4.3 Illinois Plumbing Code. Whenever a reference is made to the International Plumbing Code or Chapters 25 through 33 of this Code, such reference shall be deemed to refer to the applicable section of the Illinois State Plumbing Code, as adopted by the City of Evanston.

R102.4.4 Electrical Code. Add a new subsection to read as follows:

R102.4.4 Electrical Code. Whenever a reference is made to Chapters 34 through 43 of this Code, such reference shall be deemed to refer to the applicable section of the National Electrical Code, as adopted by the City of Evanston.

R102.5 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. The following appendices are hereby adopted:

Appendix AA. Sizing and Capacities of Gas Piping

Appendix AB. Sizing of Venting Systems Serving Appliances Equipped with Draft Hood, Category I Appliances and Appliances Listed for Use with Type B Vents

Appendix AC. Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems

Appendix AF. Radon Control Methods

Commentary: 420 ILCS 52 "The Illinois Radon Resistant Construction Act", requires that all new residential construction in the State of Illinois shall include passive radon resistant construction.

Appendix G. (2012 International Residential Code) Swimming Pools, Spas and Hot Tubs

Commentary: Appendix G was not included in the 2021 IRC as it is now a separate, stand-alone code. The provisions of the 2012 IRC Appendix G will be retained.

Appendix AH. Patio Covers

Appendix AJ. Existing Buildings and Structures

Appendix AK. Sound Transmission as amended.

Appendix AO. Automatic Vehicular Gates

Appendix AQ. Tiny Houses

Appendix AT. [RE] Solar Ready Provisions-Detached One- and Two-Family Dwellings and Townhouses

Appendix AW. 3-D Printed Building Construction

R102.7.1 Additions, alterations or repairs. This section shall be revised to read as follows:

Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code unless otherwise stated. Additions, alterations, repairs and relocations shall not cause an existing structure to become less compliant with the provisions of this code than the existing building or structure was prior to the addition, alteration or repair. Where an Accessory Dwelling Unit is created within a legally existing two-family dwelling, bringing the total dwelling unit count to three, the provisions of this code and Appendix AJ Existing Buildings and Structures shall apply.

R102.7.2 Additions, alteration or repairs following demolition. Additions, alterations or repairs to any structure that follows the removal or deconstruction of a structure or building in whole or in part to the extent of 50% or more of such structure or building as it existed prior to the commencement of such act or process (demolition) shall comply with the requirements of this code for new construction.

Exception: Removal or deconstruction of interior building elements without removal or deconstruction of foundation, exterior walls and/or roofs elements.

R103.1: Creation of an enforcement agency. This section shall be revised to read as follows:

The Division of Building and ~~Inspection-Development~~ Services is hereby made responsible for the enforcement of this Code.

R103.2: Appointment. This section shall be revised to read as follows:

Any reference in the 2021 International Residential Code to "Building Official" shall refer to the Manager of Building and ~~Inspection-Development~~ Services, or other individual as may be designated by the Director of Community Development. Any reference to "municipality" shall mean the City of Evanston.

R103.3: Deputies. This section shall be revised to read as follows:

The Building Official shall have the authority to appoint such technical officers, inspectors, plan examiners, and other employees as he or she deems necessary to effectuate the purposes of this code.

R105.1: Required. Revise this section to read as follows:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Any person who performs work without first obtaining a permit shall be required to cease all work, until such time as they obtain the required permit, and be subject to a fine equal to fifty percent (50%) of the permit fees.

105.2: Work Exempt From Permit. ~~Delete this section in its entirety. Contact the Building and Inspection Services Division for information regarding work exempt from permits.~~ Revise this section to read as follows:

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, the Zoning requirements applicable to the property, or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
2. Painting, papering, tiling, carpeting, and similar finish work.
3. Prefabricated swimming pools that are no more than 24 inches (610 mm) deep, are not greater than 1,200 gallons (4,542 L) and are installed entirely above ground.
4. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
5. Swings and other playground equipment accessory to detached one- and two-family dwellings.
6. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

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.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

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

R105.3.1.2: Issuance of a building permit. The Building Official may refuse to issue a building permit if there is an outstanding sum of money due the City from the property owner or if work done a separately issued building permit has not been satisfactorily completed per the requirements of these provisions.

R105.5: Expiration. This section shall be revised to read as follows:

- 1) *Expiration:*
 - a) A building permit shall, without further action by the City, automatically expire and be rendered null, void, and of no further force or effect, if the permit holder does not begin the work authorized by the permit within one hundred eighty (180) calendar days of the date of permit issuance.
 - b) A building permit shall, without further action by the City, automatically expire and be rendered null, void, and of no further force or effect, if, at any time after the work is begun, the permit holder suspends and/or

abandons the work authorized by the building permit for a continuous period of one hundred eighty (180) calendar days.

- c) A building permit shall, without further action by the City, automatically expire and be rendered null, void, and of no further force or effect, two (2) years after the date of permit issuance, unless an extension is granted in accordance with Subsection 2) below.
 - d) If the building or work authorized by a building permit does not receive final inspection approval by the permit expiration date, all work shall stop until the Building Official issues a new permit or grants an extension of time in accordance with Subsection 2) below. All electrical, plumbing, and/or mechanical permits associated with a building permit shall expire concurrently with the building permit.
- 2) *Extension:*
- a) Except for relocation of structures, a permit holder may submit, before the expiration date of the building permit, an application to the Building Official for an extension of time. The application shall be filed in advance of the expiration date. The Building Official may extend the building permit once, for a period not exceeding one hundred eighty (180) calendar days, if he/she determines that circumstances beyond the permit holder's control prevented completion of the work. All permits associated with a building permit shall be extended to expire concurrently with the building permit.
 - b) If a permit holder files application for an extension of time before expiration and in accordance with this Subsection, the existing building permit shall automatically be extended until the Building Official makes a decision on the application for an extension.
 - c) If the building permit expires before an application is submitted for an extension of time, no extension shall be granted. If the previous permit holder or any other applicant wants to proceed with the same development, a new application is required and the application is treated in all respects as a new application.
 - d) If the Building Official previously approved an extension of time in accordance with Subsection a), the Building Official may extend the expiration of the building permit one (1) additional time if he/she finds the following:
 - i) There are no significant change(s) in the regulations applicable to the site since the date the permit was issued;
 - ii) The additional extension is in the public interest; and
 - iii) Circumstances beyond the control of the applicant prevented the authorized work from proceeding.

R105.7: Placement of permit. This section shall be revised to read as follows:
The building permit or a legible copy of the building permit shall be kept on the site of operations, open to public inspection during the entire time of prosecution of the work and until the completion of the same. Said permit must be posted within forty-eight (48) hours of permit issuance and must be visible from the public way. Failure to post the permit as required by this section may result in revocation of the building permit and forfeiture of all permit fees.

R105.10: Hours of work permitted for the construction, repair, and demolition of buildings. The creation (including excavation), demolition, alteration or repair of any building within the City is prohibited, other than between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. on weekdays, and eight o'clock (8:00) A.M. and five o'clock (5:00) P.M. on Saturdays, except in case of urgent necessity in the interest of public health and safety, and then only with permission from the City Manager or his or her designee, which permission may be granted while the emergency continues.

R106.1: Submittal documents. This section shall be revised to read as follows: Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. Construction documents for all new one- and two-family dwellings, additions and alterations involving structural work or where the construction cost exceeds \$25,000 shall be prepared by a design professional licensed with the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a design professional licensed with the State of Illinois if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this Code. Projects not requiring preparation by a registered design professional include single-level decks, single-level exterior stairs, single-story, detached garages and accessory buildings and unheated porches. Contact the City's Building and Inspection Services Division for information regarding waiver of preparation by a design professional licensed with the State of Illinois requirement.

R106.2.1 Compliance with site plan. It shall be the responsibility of the builder/developer to submit to the Building & ~~Inspection~~ Development Services Division, a spot survey prepared by a Registered Land Surveyor within five (5) days of the foundation installation. No construction will be allowed to proceed until the spot survey is approved by the City's Zoning Division. This section applies to new one- and two-family dwellings, townhouses, additions, detached accessory dwelling units and detached garages.

Exception: The Building Official or Zoning Administrator is authorized to waive the spot survey requirement if it is found that the nature of the work is such that review of a spot survey is not necessary to obtain compliance with this code.

R112: BOARD OF APPEALS. Delete this section in its entirety.

R113.4 Violation Penalties. This section shall be revised to read as follows: Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed under Section 4-9-3 Penalties of the City of Evanston Municipal Code.

R202: Definitions.

DEMOLITION. The removal or destruction of a structure or building in whole or in part to the extent of fifty percent (50%) or more of such structure or building as it existed prior to the commencement of such act or process.

Table R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Insert the following values into the table:

Climatic and Geographic Design Criteria	
Ground Snow Load	30 psf
Wind Speed (mph)	117 mph
Topographic Effects	No
Special Wind Region	Not Applicable
Windborne Debris Zone	Not Applicable
Seismic Design Category	A
Subject to Damage from Weathering	Severe
Subject to Damage From Frost Line Depth	42 inches
Subject to Damage From Termite	Slight to Moderate
Ice Barrier Underlayment Required	Yes
Flood Hazards	2008
Air Freezing Index	2000
Mean Annual Temperature	47.6F
Manual J Design Criteria	
Elevation	653
Latitude	42 degrees North
Winter Heating	4 degrees
Summer Cooling	89 degrees
Altitude Correction Factor	None
Indoor Design Temperature	70 degrees
Design Temperature Cooling	75 degrees
Heating Temperature Difference	66 degrees
Cooling Temperature Difference	14 degrees
Wind Velocity Heating	None
Wind Velocity Cooling	None
Coincident Wet Bulb	73 degrees
Daily Range	Medium
Winter Humidity	30%
Summer Humidity	50%

Table R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot) Revise the table to read as follows include the following:

Use	Uniform Load (psf)	Concentrated Load (lbs.)
Balconies (exterior) and decks ^e	60	—

e. See Section R507.1 for decks attached to exterior walls.

R309.1.1 Spill containment. The sills of all door openings between the garage and residence must be raised at least four inches (4") above the garage floor slab.

Section R309 - Garages and Carports

R309.5 Fire sprinklers. Delete this section in its entirety.

R310.1 Emergency escape and rescue opening required. Delete exception No. 2 in its entirety.

R313.1.1 Design and Installation. This section shall be revised to read as follows: Automatic residential sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D.

R313.2 One- and two-family dwellings automatic sprinkler systems. An automatic sprinkler system shall be installed in one- and two-family dwellings.

Exception: This exception has been revised to read as follows:

An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system, provided that the project does not meet the definition of a "demolition" as defined in R202, or when adding a detached accessory dwelling unit to existing buildings that are not already provided with a sprinkler system. The following conditions shall exist for the accessory dwelling unit exception:

- 1) The unit meets the definition and conditions of an Accessory Dwelling Unit per 6-4-6-10 Special Regulations Applicable to Accessory Dwelling Units (ADUs) of the City Zoning Code.
- 2) The existing primary residence is not required to have an automatic residential sprinkler system
- 3) The accessory detached dwelling unit does not exceed 1,000 square feet in size.
- 4) The unit is on the same lot as the primary residence.

R313.2.1: Design and installation. This section has been revised to read as follows: Automatic residential sprinkler systems shall be designed and installed in accordance with NFPA 13D.

~~**R327 Swimming Pools, Spas and Hot Tubs.** Delete this section in its entirety.~~

R331 Wrecking, Demolition, or Razing of Structures.

- 1) Prior to the issuance of any permit for the wrecking, demolishing, or razing of any building or other structure, the owner of said structure shall deposit, in escrow, funds in an amount deemed sufficient by the Director of Community Development to secure the owner's obligations to grade, place topsoil, seed, sod, and/or fence any unimproved surface. Should the owner and/or owner's successor(s) in interest fail to perform said duties, the City may draw on said funds to complete them.
- 2) Prior to the start of demolition work, the owner and/or owner's successor(s) shall deliver all water meters on the property to the Utilities Department.
- 3) Demolition work shall not begin until the site has been inspected by the City for placement of temporary fencing and temporary tree protection, and any related measures implemented.
- 4) Demolition work shall not begin until the owner and/or owner's successor(s) has established, either by way of a hose connected to the public water hydrant or by the use of a water truck on site, a source for wetting down the structure

- and resulting debris during the demolition process to minimize the creation of air-borne dust and debris.
- 5) Written notice stating the date on which work is to begin shall be given to the Director of Community Development and to owners/occupants of adjoining property at least forty-eight (48) hours before beginning the wrecking, demolishing, or razing of any building or other structure.
 - 6) During demolition, any temporary structure erected adjacent to or on any public way, used as temporary storage for debris and wreckage, shall be outfitted with reflective orange material outlining every top and bottom corner of said temporary structure, which reflective material will be visible when struck by headlight beams three hundred feet (300') away at night. Said markings shall be approved by the City Engineer.
 - 7) All foundations and footings associated with the demolished structure shall be removed in the course of demolition. The property owner and/or owner's successor(s) in interest shall schedule and permit an inspection by the Building Official or his/her designee to determine removal of all foundations and footings prior to the backfill of any excavated area.
 - 8) Debris caused from the demolition of a building or structure in excess of that required to fill openings shall be removed from the site as wrecking progresses. Salvaged material, if left on the premises, shall be stored neatly. Debris shall be kept from adjacent properties and public ways at all times.
 - 9) On completion of demolition, all debris, equipment and temporary protections shall be removed from the site. In no case shall demolition debris be allowed to remain on the site longer than seven (7) days after the structure has been demolished.
 - 10) On completion of demolition, owner and/or owner's successor(s) shall immediately restore the public right-of-way to its original condition upon completion of the work, including restoration of openings, broom sweeping walks and streets and raking of grassy areas.
 - 11) On completion of demolition, the property owner and/or owner's successor(s) in interest shall fill with clean inorganic material with the upper eight inches (8") filled in friable topsoil and graded to the level of sidewalks, alleys, or adjoining property with allowance for settlement.
 - 12) On completion of demolition, the property owner and/or owner's successor(s) in interest shall schedule and permit an inspection by the Building Official or his/her designee to determine compliance with the City Code.
 - 13) Unless construction of a new structure on the site commences within sixty (60) days of completion of demolition, the property owner and/or owner's successor(s) shall seed the property with grass or place sod thereon no later than fifteen (15) days after completion of demolition. The temporary construction fence shall be removed no later than fifteen (15) days after such seeding or sodding.

R403.1.1.1: Trench foundations. Trench foundations incorporating a monolithically-poured footing and foundation wall shall be permitted for one story wood frame and wood frame with masonry veneer room additions provided the following are met:

- 1) Trench foundations are to be designed in accordance with accepted engineering practice based on a minimum allowable soil pressure of 3000 psf and a minimum concrete compressive strength of 3000 psf at twenty-eight (28) days.
- 2) The foundation wall shall be a minimum of eight inches (8") wide and be belled at the bottom to a minimum width of twice the wall width for a depth of at least one foot (1').
- 3) Trench foundations shall be permitted only in those soils which exhibit cohesive characteristics so as to prevent collapse of the adjacent soil mass before, during and after placement of the concrete.
- 4) Trench foundations shall extend a minimum of forty-two inches (42") below adjacent grade.
- 5) Trench foundations shall comply with all applicable sections of the 2021 International Residential Code, adopted by the City, except as previously mentioned.

R502.1.2: Prefabricated wood I-joists. This section is revised to read as follows: Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055. Where prefabricated wood I-joists are used for floor and ceiling joist framing members in finished or unfinished spaces in one or two-family dwellings, the prefabricated wood I-joists shall be separated from adjacent spaces by a minimum five-eighths inch (5/8") thick, type "X" gypsum wall board, taped. Such separation shall not be required for structures fully equipped with an automatic sprinkler system designed and installed in accordance with N.F.P.A. 13R.

R506.2.3 Vapor retarder. Exception No. 1 is revised to read as follows. Detached garages, utility buildings and other unheated accessory structures.

R602.3: Design and construction. This section is revised to read as follows: Exterior walls of wood frame construction shall be designed and constructed in accordance with the provisions of this chapter and figures R602.3(1) and R602.3(2) or in accordance with AWC NDS. Components of exterior walls shall be fastened in accordance with table R602.3(1) through R602.3(4). Wall sheathing shall be fastened directly to framing members and, where placed on the exterior side of an exterior wall, shall be capable of resisting wind pressures listed in Table R301.2.1(1) adjusted for height and exposure using Table R301.2.1(2) and shall conform to the requirements of Table R602.3(3). Wall sheathing used only for exterior wall covering purposes shall comply with Section R703. Exterior walls covered with foam plastic sheathing shall be braced in accordance with section R602.10. Structural sheathing shall be fastened directly to structural framing members. Any wall which contains any plumbing or mechanical piping, and/or ductwork must have a minimum depth of the structural members of five and one-half inches (5½"). Studs shall be continuous from support at the sole plate to a support at the top plat to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.

Chapter 11 - Energy Efficiency. This Chapter is retained for references purposes only. For purposes of compliance, the design and construction of buildings is regulated by

Title 71, Part 600 of the Illinois Administrative Code - Illinois Energy Conservation Code, or the Illinois Stretch Energy Code if adopted by the City.

N1101.6 Defined Terms.

ELECTRIC VEHICLE. An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

EV-CAPABLE SPACE. A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.

EV-READY SPACE. A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.

Section N1101.15 ELECTRIC VEHICLE CHARGING. Where parking is provided, new construction shall provide electric vehicle spaces in compliance with Sections N1101.15.1 through N1101.15.4. Where more than one parking facility is provided on a site, electric vehicle parking spaces shall be calculated separately for each parking facility. If conflicts arise between this code and State or Federal laws, then the more stringent requirements shall apply.

Exception: This section does not apply to parking spaces used exclusively for trucks or delivery vehicles.

N1101.15.1 Electric vehicle ready circuit. The service panel shall provide sufficient capacity and space to accommodate the circuit and over-current protective device for each EV-Ready Space.

N1101.15.2 New detached one- and two-family dwelling units and townhouses. New detached one- and two-family dwelling units and townhouses shall provide not less than one EV-Ready Space per dwelling unit.

N1101.15.3 New multifamily dwellings. EVSE-Installed, EV-Ready and EV-Capable Spaces for Group R-2, R-3 and R-4 buildings three stories or less in height above grade shall be provided in accordance with Table N1101.15.3. Where the calculation of percent served results in a fractional parking space, it shall round up to the next whole number.

Table N1101.15.3: EVSE Installed, EV-Ready and EV-Capable Space Requirements

One- and Two-Family Dwelling Units and Townhouses	Multifamily
One (1) EV-Ready Space per Dwelling Unit	10% EV-Installed, 20% EV-Ready, 70% EV-Capable EV-installed and EV-Ready to increase 10% every 3 years with remainder of

	spaces being EV-Capable
--	-------------------------

- a. Where EVSE-Installed Spaces installed exceed the required values in Table 1101.15.3, the additional spaces shall be deducted from the EV-Ready Spaces requirement.
- b. Where EV-Ready Spaces installed exceed the required values in Table 1101.15.3, the additional spaces shall be deducted from the EV-Capable Spaces requirement.

N1101.15.4 Identification. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformers, meet the requirements of this code. Parking spaces equipped with EVSE shall be identified by signage. A permanent and visible "EV-Capable" or "EV-Ready" label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV-Capable or EV-Ready Spaces, respectively and at the termination point of the raceway or circuit termination point.

Section M1309

Noise Limitations

M1309.1 Noise limitations. Noise levels for equipment and appliances shall not exceed 55 dBA SPL (Decibels, A-weighted, Sound Pressure Level) as averaged over any 15 minute period, and as measured at the property line between the said adjacent structures if a property line separates the parcels.

Exception: Emergency Back-Up Generators.

Chapters 25 through 32. Delete these Chapters. Whenever a reference is made to the International Plumbing Code or Chapters 25 through 33 of this Code, such references shall be deemed to refer to the applicable section of the Illinois Plumbing Code, as adopted by the City of Evanston.

P2904 Dwelling unit fire sprinkler systems. Whenever a reference is made to Section P2904 of this Code, such reference shall be deemed to refer the NFPA 13D Standard for the Installation of Sprinkler Systems in One- and Two-Family Homes and Manufactured Homes.

Chapters 34 through 42. Delete these Chapters in their entirety. Whenever a reference is made to Chapters 34 through 43 of this Code, such reference shall be deemed to refer to the applicable section of the National Electrical Code, as adopted by the City of Evanston.

Appendix AJ. Existing Buildings and Structures. Appendix adopted with the following revisions:

1. Delete Subsection AJ107.1.2 Plumbing materials and supplies.
2. Delete Subsection AJ107.2 Water closets
3. Delete Subsection AJ107.3 Electrical
4. Delete Subsection AJ109.5 Electrical equipment and wiring

Appendix AK. Sound Transmission. Appendix adopted with the following revisions:

AK102.1: General. This section has been revised to read as follows:

Airborne sound insulation for wall and floor-ceiling assemblies shall meet a sound transmission class (STC) rating of fifty (50) when tested in accordance with ASTM E 90.

AK103.1: General. This section has been revised to read as follows:

Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within a structure shall have an impact insulation class (IIC) rating of not less than fifty (50) when tested in accordance with ASTM E 492.

Appendix AQ. Tiny Houses

Section AQ106. Energy Conservation. Delete this section in its entirety.

4-9-3. PENALTIES.

Any person who violates any provision of the 2021 International Residential Code as adopted by the City, who fails to comply with any of the requirements thereof, or who erects, installs, alters, or repairs work in violation of any approved plan or direction of the Building Official or of any permit or certificate issued by the Building Official or his/her designee, shall be guilty of an offense and fined as follows:

- (A) 1. The fine for a first violation is one hundred fifty dollars (\$150.00).
- 2. The fine for a second violation is four hundred dollars (\$400.00).
- 3. The fine for a third or subsequent violation is seven hundred fifty dollars (\$750.00).
- (B) Each day a provision of this Chapter is found to have been violated constitutes a separate violation subject to the fine schedule set forth in Subsection (A) of this Section.
- (C) The fines provided for herein shall not be construed as limiting the power of a court of competent jurisdiction or an administrative hearing officer to impose other penalties and remedies as provided for by applicable legislation.

Any person who performs work without first obtaining a permit shall be required to cease all work, until such time as they obtain the required permit, and be subject to a fine equal to fifty percent (50%) of the permit fees.

SECTION 7: That Title 4, Chapter 10, "Existing Building Code" of the Evanston City Code of 2012, as amended, is hereby further amended to add as follows:

CHAPTER 10 EXISTING BUILDING CODE

4-10-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the 2021 International Existing Building Code, with the additions, deletions, exceptions, and other amendments set forth in this Chapter. All advisory or text notes, other than the rules and regulations contained in the 2021 International Existing Building Code adopted hereby, are expressly excluded from this Chapter.
- (B) Any reference in the 2021 International Existing Building Code to "Building Official" shall refer to the City's Manager of Building and Development Services, or other

individual as may be designated by the Director of Community Development. Any reference to "municipality" shall mean the City of Evanston.

- (C) In the event that any provision of the 2021 International Existing Building Code adopted hereby is in conflict with any provision(s) of the City Code, the more/most stringent shall control.
- (D) There shall be a copy of the 2021 International Existing Building Code kept on file for public inspection in the City Clerk's office.

4-10-2. AMENDMENTS.

The 2021 International Existing Building Code adopted hereby shall read as follows with respect to these Sections:

504.1.3: New Fire Escape. Delete.

504.1.4: Limitations. Delete.

4-10-3. SEVERABILITY.

It is the intention of the City Council that the provisions of this Chapter and the Code adopted hereby are severable and the invalidity of any Section or any portion of any such Section of either of them shall not affect any other Section.

4-10-4. IDENTIFICATION OF ORDINANCE WITH THE ILLINOIS CAPITAL BOARD.

The adoption of the ordinance from which this Chapter derives and code, by title and edition, shall be reported to the Illinois Capital Development Board Illinois or any successor agency of the State of Illinois pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1.

4-10-5. EFFECTIVE DATE.

This Chapter shall be in full force and effect thirty (30) days after its approval and passage.

SECTION 8: That Title 4, Chapter 17, "Gas Fuel Code" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 17 FUEL GAS CODE

4-17-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the 2021 International Fuel Gas Code, with the additions, deletions, exceptions, and other amendments set forth in this Chapter. All advisory or text notes, other than the rules and

regulations contained in the 2021 International Fuel Gas Code adopted hereby, are expressly excluded from this Chapter.

- (B) Any reference in the 2021 International Fuel Gas Code to "Administrative Authority," "Building Official" or "Code Official" shall refer to the City's Manager of Building and ~~Inspection-Development Services Division~~, or other individual as may be designated by the Director of Community Development. Any reference to "municipality" shall mean the City of Evanston.
- (C) In the event that any provision of the 2021 International Fuel Gas Code adopted hereby is in conflict with any provision(s) of the City Code, the more/most stringent shall control.
- (D) There shall be a copy of the 2021 International Fuel Gas Code kept on file for public inspection in the City Clerk's office.

4-17-2. AMENDMENTS.

The 2021 International Fuel Gas Code adopted hereby shall read as follows with respect to these Sections.

101.1 Title. City of Evanston

103.1 Creation of Agency. Delete and reference 2021 International Building Code Section 103.1 as amended.

103.2 Appointment. Delete and reference 2021 International Building Code Section 103.2 as amended.

103.3 Deputies. Delete and reference 2021 International Building Code Section 103.3 as amended.

104.4 Right of Entry. Delete and reference 2021 International Building Code Section 104.6 as amended.

~~**106.2 Permits not required.** Delete section in its entirety. Contact the Building & Inspection Services Division for information regarding work exempt from permit.~~

106.5.3 Expiration. Delete and reference 2021 International Building Code Section 105.5 as amended.

106.5.4 Extensions. Delete and reference 2021 International Building Code Section 105.5 as amended.

106.5.7 Posting of permit. Delete and reference 2021 International Building Code Section 105.7 as amended.

106.5.8 Hours of Work Permitted for the Construction, Repair and Demolition of Buildings. Reference 2021 International Building Code Section 105.8.

107.1: Construction Documents: Construction documents, engineering calculations, diagrams and other data shall be submitted in digital format with each application for a permit. The Code Official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law. Where special conditions exist, the Code Official is authorized to require additional construction documents to be prepared by registered design professional. Construction documents shall be drawn to scale it shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this Code. Construction documents for buildings or than two stories in height shall indicate where penetrations will be made for installations and indicate the materials and methods for maintaining required structural safety, fire resistance rating and fire blocking. Permit drawing shall include a HVAC plan

showing location of supply, return, and exhausts and shall include a heat load itemizing CFM delivered or exhausted throughout the system

Exception: The Code Official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this Code.

109.2: Schedule of permit fees. The permit fee for inspection, construction, reconstruction, alteration, and installation shall be those established from time to time by the City Council of the City of Evanston.

Section 113: Means of Appeal: Delete section in its entirety.

Section 114: Board of Appeals: Delete section in its entirety.

115.4: Violation Penalties: Delete and reference 4-2-4 Penalty for Violations of City Code Title 4 - Building Regulations.

Section 311

Noise Limitations

311 Noise Limitations: Noise levels for equipment and appliances shall not exceed 55 dBA SPL (Decibels, A-weighted, Sound Pressure Level) as averaged over any 15 minute period, and as measured at the property line between the said adjacent structures if a property line separates the parcels.

Exception: Emergency back-up generators.

503.3.4.1 Exhaust discharge: Exhaust air shall not be directed onto public sidewalks.

SECTION 9: That Title 4, Chapter 19, "Energy Code" of the Evanston City

Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 19 ENERGY CODE

4-19-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference the ~~2012 International Energy Conservation Code~~ Illinois Energy Conservation Code, with the additions, deletions, exceptions, and other amendments set forth in this Chapter. All advisory or text notes, other than the rules and regulations contained in the ~~2012 International Energy Conservation Code~~ Illinois Energy Conservation Code adopted hereby, are expressly excluded from this Chapter.
- (B) Any reference in the ~~2012 International Energy Conservation Code~~ Illinois Energy Conservation Code to "Building Official" shall refer to the City's Manager of Building and ~~Inspection~~ Development Services. Any reference to "municipality" shall mean the City of Evanston.
- (C) In the event that any provision of this Chapter is in conflict with any provision(s) of the City Code, this Chapter shall control. The provisions of this Chapter shall not conflict with any energy code regulations adopted by the State of Illinois.

SECTION 10: That Title 5, Chapter 1, "Property Maintenance Code" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

CHAPTER 1 PROPERTY MAINTENANCE CODE

5-1-1. ADOPTION.

- (A) Pursuant to the authority granted by 65 ILCS 5/1-2-4, and pursuant to its home rule powers, the City of Evanston hereby adopts by reference as its standard for the maintenance of existing buildings, the International Code Council, International Property Maintenance Code of 2021 ("International Property Maintenance Code"), with the amendments below stated. All advisory or text notes, other than the rules and regulations contained in the ICC, International Property Maintenance Code, be and the same are hereby expressly excluded from this Chapter.
- (B) Any reference in the Property Maintenance Code to "code official" shall refer to the Manager of the Building & ~~Inspection-Development~~ Services Division, or ~~his/her designee~~ other individual as may be designated by the Director of Community Development. Any reference to "municipality" shall mean the City of Evanston.
- (C) In the event that any provision of the 2021 International Property Maintenance Code adopted hereby is in conflict with any provision(s) of the City Code, the more/most stringent shall control.
- (D) There shall be a copy of the 2021 International Property Maintenance Code kept on file for public inspection in the City Clerk's office.

5-1-2. APPLICATION.

The International Property Maintenance Code shall apply to all matters concerning the protection of public health, safety and welfare in all existing structures, residential and nonresidential, and on all existing premises in the City as provided in the code.

5-1-3. AMENDMENTS.

The following sections of the International Property Maintenance Code are deleted, amended or added to read as follows:

Chapter 1. Administration.

Section 101 General

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Evanston, hereinafter referred to as "this code."

101.2.1 Appendices. Adopted as part of this code is Appendix A: Boarding Standard.

Section 102 Applicability

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code, International Residential Code, International Fire Code, International Mechanical Code, International Fuel Gas Code, NFPA 70 National Electrical Code, State of Illinois Plumbing Code*, and any other applicable code or ordinance adopted by the City of Evanston and any other

applicable legislation or regulation. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Evanston Zoning Ordinance, Title 6 of the Evanston City Code, as amended.

102.5 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner. *Work not meeting the definition of workmanlike may be rejected by the code official or their designee.*

Section 103 Code Compliance Agency

103.1 General. The Building & ~~Inspection~~ Development Services Division is hereby assigned to enforce this code and the official in charge thereof, the Building & ~~Inspection~~ Development Services Division Manager, or other individual as may be designated by the Director of Community Development, shall be known as the Code Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 105 Duties and Powers of the Code Official

105.3 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, subject to the restrictions imposed by State and Federal law. If such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry. ~~The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law. If the premises owner does not grant the code official entry to the entire premises during an initial inspection, cure code violations discovered and cited during an initial inspection before the compliance re-inspection, or grant the code official access to the entire premises to re-inspect for every such cited violation, thereby requiring the code official to perform multiple re-inspections, the premises owner shall owe the city a fee of one hundred fifty dollars (\$150.00) for the second and any subsequent re-inspection. If the premises owner does not grant the code official entry for a scheduled inspection without canceling said inspection on a city business day and at least twenty-four (24) hours in advance of the appointed inspection time, or fails to give his or her tenants forty-eight (48) hours notice of the inspection date, the premises owner shall owe the city a fee of: one hundred fifty dollars (\$150.00) for the first such failure; two hundred fifty dollars (\$250.00) for the second such failure; and five hundred dollars (\$500.00) for the third and any subsequent such failure. Any fees assessed pursuant to this section shall be debts due and owing to the city that the city may collect by any means allowed by law, including, but not limited to: refusing~~

~~to issue any permit, license, or zoning relief related to the structure or premises; employing a collection agency; and filing a lien against the premises.~~

105.8 Documentation. The code official may require written submittal of estimates, executed contracts, invoices, receipts, proof of payment or other documentation regarding the completion or proposed completion of work for which a notice of violation has been issued. Submittal of leases may be required to establish the occupancy of any leased or rented space.

105.9 Engineering Reports. The code official may require submittal of written reports by a licensed design professional regarding violations for which a notice of violation has been issued.

105.11 Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the International Building Code, International Residential Code, International Fire Code, International Mechanical Code, International Fuel Gas Code, NFPA 70 National Electrical Code, State of Illinois Plumbing Code or any other applicable code or ordinance adopted by the City of Evanston and any other applicable legislation or regulation or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Evanston Zoning Ordinance, Title 6 of the Evanston City Code, as amended.

Section 107 Means of Appeal. Delete section in its entirety.

Section 108 Board of Appeals. Delete section in its entirety.

Section 109 Violations

109.3 Prosecution of Violations. Any person failing to comply with a notice of violation or order served in accordance with section 111.4 shall be deemed guilty of a violation of this code, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order of direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

109.4 Violation Penalties. Any person found to have violated any provision of this code, the International Property Maintenance Code, adopted hereby, shall be guilty of an offense punishable as follows:

1. The fine for a first violation is \$150.00
2. The fine for a second violation is \$400.00
3. The fine for a third and any subsequent violation is \$750.00

A separate offense shall be deemed to have been committed upon each such day such violation shall occur or continue after due notice has been served.

109.6 Criminal Housing Management. A person commits the offense of criminal housing management when, having personal management or control of residential or commercial real estate, whether as a legal or equitable owner or as a managing

agent or otherwise, he/she recklessly permits the physical condition or facilities of the residential or commercial real estate to become or remain in any condition which endangers the health or safety of any person. A person acts "recklessly" within the meaning of this section if he/she recklessly performs the acts which cause bodily harm or which endanger bodily safety of a person, or if he/she recklessly fails to perform and said failure causes the harm or endangers the safety of a person.

109.6.1 Criminal Housing Management Penalty. A person who commits the offense of criminal housing management as prohibited by 109.6 shall be guilty of a misdemeanor and shall be subject to a term of incarceration not to exceed six (6) months and a fine not to exceed one thousand five hundred dollars (\$1,500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. The court, may as part of any sentence, requires the defendant to remedy the violation(s).

109.7 Fines. The fines and penalties provided for herein shall not be construed as limiting the power of a court of competent jurisdiction or an administrative hearing officer to impose other penalties and remedies as provided for by applicable legislation.

Section 110 Stop Work Order

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 penalties provided for in Section 109.4.

Section 111 Unsafe Structures and Equipment

111.4.1 Form. Such notice prescribed in section 111.4 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit, structure or *premises* into compliance with the provision of this code.
5. Include a statement that the city may file a lien in accordance with section 109.3
6. Include a statement that the city may initiate immediate legal action upon certain violations of this code subsequent to a first notice of violation issued by property standards.
7. Notwithstanding the foregoing, any violation found subsequent to issuance of a violation notice or legal action within the previous 365 days relating to litter, garbage, rubbish, inoperable motor vehicles, weeds and other similar exterior violations, a violation notice may be posted on or about the structure or premises affected by the violation. Such violation notice shall not identify a date for correction but shall state that legal action may be initiated without any further notice.

111.4.2 Method of Service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally which shall include service upon an employee; or
2. Sent by first-class mail, express mail, overnight carrier or certified mail addressed to the last known address; or
3. Sent by electronic mail (email); or
4. Posted in a conspicuous place in or about the structure affected by such notice

111.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. *When applicable, building permits and inspection approvals are required for transfer of ownership.*

111.9 Restoration or abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The owner, owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Section 112 Emergency Measures

112.6 Hearing. Delete.

Chapter 2. Definitions.

Section 201 General

201.3 Terms Defined In Other Codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, State of Illinois Plumbing Code, International Residential Code, NFPA 70 National Electrical Code and any other applicable code or ordinance adopted by the City of Evanston and any other applicable legislation or regulation such terms shall have the meanings ascribed to them as in those codes.

Section 202 General Definitions

Add the following definitions:

Burglary-Resistant Glazing Material. Glazing materials shall meet or exceed Underwriters Laboratories standard #UL 972 for burglary-resistant glazing material.

Combination Dead Latch and Dead Bolt. A device combining a dead latch operable by knob from inside and outside by a key, both of which can be retracted from the inside by turning the knob and from the outside by a key.

Cylinder Guard. A hardened steel ring or plate surrounding the otherwise exposed portion of a cylinder lock to protect the cylinder from cutting, prying, pulling or wrenching with common tools.

Dead Bolt. A lock bolt which has no automatic spring action and which is operated by a key, thumb-turn, lever or knob and is positively held fast in the protected position against return, by end pressure.

Dead Latch. A latch which is positively held in latched position with a strike, by an added integral bolt-type mechanism and is again released by a key from the outside and a knob or similar actuator from the inside.

Door Scope. A system of lenses encased for convenient installation in entrance doors permitting an inside viewer to observe a one hundred eighty degree (180°) area of the outside with the door closed.

Double-Cylinder Dead Bolt. A dead bolt lock actuated by a key from the inside and outside.

Dwelling Unit. As defined in Section 6-18-3 of the Evanston City Code, as amended.

Escutcheon Plate. A protective shield or enclosure that encompasses the circumference of a pipe that typically penetrates a floor, and covers the open area surrounding the pipe or penetration.

Foot-candle. A unit of illumination, equivalent to the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot. Abbreviation: FC.

Graffiti. Any and every name, identification, description, announcement, declaration, demonstration, display, illustration or insignia, other than advertising which is otherwise provided for in this code or other ordinances of the city, which, without authorization, is marked, written, drawn, painted, scratched, inscribed, or affixed directly to or upon any of the following objects or structures: public or private curbstone, flagstone, or any portion or part of any sidewalk or street or upon any tree, lamppost, utility pole, postal mail receptacle, sign, hydrant, gate, fence, door, wall, window, garage, enclosure, vehicle, bridge, pier or upon or within any other public or private structure, building or premises.

Inoperable Motor Vehicle. A vehicle, including any auto, bus, truck, van, motorcycle, trailer or boat, which cannot be lawfully driven or used upon the public streets for reasons including but not limited to being unlicensed, unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power for motor vehicles, or in the case of a boat, if incapable of being used as a means of transportation on water and/or if not currently registered in accordance with the boat registration and safety act, 625 ILCS 45/1 et seq., as amended.

Insert. A hardened steel roller inside unhardened bolts to prevent bolt cutting or sawing with common tools.

Latch. A spring-loaded device which automatically holds a swinging door shut upon closing by engaging a strike and which is released by turning a knob, lever, or similar actuator from inside or outside.

Light Trespass. Light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

Litter. Any papers, newspapers, packaging, bags, plastics, cups, containers, cans and other similar materials lying scattered about that are subject to movement by any wind or breeze.

Mortise-Type Lock. A lock placed into an opening, groove or slot, cut in the edge of a door.

Multi-Unit Rental Dwelling. A building or portion thereof, operating under a rental agreement, including renter-occupied cooperatives and condominium units.

Multiple Point Locks. A system of lever-operated bolts that engages a door opening, at the head and sill as a minimum, operated by a single knob or handle from the inside, and, optionally, a cylinder-locked handle from the outside.

Owner-Occupied Unit. A dwelling unit occupied by an owner of the building and or unit titleholder of the property including "those who have any undivided, joint, or survivorship interest by specific devise or by any recorded document whether that interest is an entire ownership interest or less than an entire ownership interest."

Rabbeted Jamb. The wooden sides and head of a door cut in such a way so that a notch is created against which the door may be closed.

Rim-Type Cylinder Lock. A lock made for mounting on the face of a door.

Rooming house. As defined in Title 5, Chapter 2 of the Evanston City Code, as amended.

Sash Fasteners. Locking devices which prevent a window from being moved.

Sign. A name, identification, description, display, message or illustration which is affixed to, or represented directly or indirectly upon, a building, structure, or piece of land so as to be principally seen from out-of-doors and which directs attention to an object, product, place, activity, concept, thought, person, institution, organization, or business.

Sign, Abandoned. Any sign advertising a business, commodity, service, entertainment or activity which has been discontinued.

Single Cylinder Dead Bolt. A dead bolt lock activated from the outside by a key and from the inside by a knob, thumb-turn, lever, or similar actuator.

Single-Unit Dwelling. A building containing one owner-occupied dwelling unit; an owner-occupied condominium unit or cooperative.

Single-Family Rental. A unit operating under a rental agreement.

Strike. A metal plate designed to receive and hold a projected bolt or latch.

Window Area. Any transparent area on a facade through which the interior of a premises may be viewed from outside.

Chapter 3. General Requirements.

Section 301 General

301.3 Vacant Structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. All vacant structures shall be regulated further according to Title 4, Chapter 16 of the City Code as amended, "Vacant Buildings."

301.4 Emergency Phone Contact. The owner shall provide each tenant with the name and telephone number of a responsible person who, in emergency situations, will be available on a 24-hour basis and who has the authority to make repairs to the building and premises as needed. The owner shall also cause said information

to be posted with alphabet letters and Arabic numerals at least 1½ inches (37 mm) high and ¼-inch (6 mm) stroke and maintained on the exterior of the building near the main entryway at least five feet (5) above grade of every rental residential structure, except that two unit buildings where the owner resides in at least one unit shall be exempt from posting.

Section 302 Exterior Property Areas

302.2 Grading And Drainage. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structures located thereon, or on any surrounding premises or structures. The grade of premises shall not be altered by the storage of any type of soil, stone, chips or any other type of fill or material. Water shall not be allowed to accumulate and remain stagnant in any equipment, storage, debris or containers that may be present on the property.

302.3 Sidewalks and Walkways. All private sidewalks, walkways, stairs, driveways, parking spaces, parking lots and similar areas on private property shall be kept in a proper state of repair, and maintained free from hazardous conditions including, but not limited to, snow and/or ice.

302.4 Weeds and Turf Grass. All premises and exterior property shall be managed and maintained to prevent plant growth of weeds and turf grass in excess of eight (8") inches. All noxious weeds shall be prohibited. Weeds shall be defined as plants that may be injurious to public health, wildlife, land and/or other property, including plants demonstrating an excessively and/or aggressively competitive propagation pattern.

Exceptions:

Plants, including grasses other than turf, flowers, landscaping, and gardens, shall not be restricted to eight (8") inches in growth if they are managed and maintained and do not demonstrate excessive, aggressive, and/or unruly propagation. Managed and maintained plant growth in excess of eight (8") inches shall not obstruct visibility of and accessibility to sidewalks, alleys, streets, intersections, crosswalks, or other public right of ways. Reference City Code 7-8-1-3 - Duty to Maintain Vegetation; 7-8-1-1 - Projections Over Right of Way & 7-2-9 (A) - Encumbrances, Encroachments and Obstructions.

It shall be unlawful to plant, install or maintain any shrub, perennial, ornamental grass or annual in the parkway of any street that matures at a height over three (3') feet. Reference City Code 7-8-4-1 - Restricted Parkway Plantings.

The owner or agent having charge of a property that fails to cut plant growth, as described and defined above, within the time frame provided in the notice of violation, shall be subject to prosecution in accordance with Section 109 of this code.

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

If the city cuts any plant growth, as described and defined above, on any vacant lot or premises with a vacant structure as provided in this section, the city may impose

a lien on the property in violation. Upon being recorded in the manner required by article XII of the code of civil procedure, as amended, or by the uniform commercial code, as amended, the lien shall be imposed on said property as a debt due and owing the city in an amount including, but not limited to: any city costs or contractor's fees for cutting the plant growth; inspections; correspondence; title searches; preparation of lien; and recording fees.

302.5 Rodent Harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved integrated pest management processes which will utilize engineering controls to build out pests, pesticides will be used only when no other alternative has proven viable. After extermination, property precautions shall be taken to eliminate rodent harborage and prevent reinfestation. There shall be no accumulation of rubbish, boxes, firewood, lumber, scrap metal or any other materials so that rodent harborage exists. Stored materials shall be stacked neatly in piles elevated at least twelve (12) inches above the ground or grade.

302.7 Accessory Structures. All accessory structures, including detached garages, *sheds*, fences, *gates* and walls, shall be maintained structurally sound and in good repair.

302.7.1 Doors. All accessory structures shall be provided with doors which are maintained and operational. For carports and similar structures which by intent, design and construction do not have doors, doors shall not be required.

302.8 Motor Vehicles, Boats and Trailers. No inoperative, unlicensed, and or unregistered, motor vehicle, *boat or trailer*, shall be parked, kept or stored, on any premises, and no vehicle shall 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.

302.8.1. Parking of Motor Vehicles. No vehicle, regardless of status of licensing, registration or operability, shall be parked within any public sidewalk area, parkway area (unless there is an approved substrate/surface, the vehicle fits fully between the sidewalk, street and concrete curbing inner edges where it meets the parkway, is registered with the State of Illinois with a current license plate, and can be moved with proper notice if required), private sidewalk, or upon any unimproved surface including any vegetation, grass, soil, rock, stone or surface other than concrete, asphalt, pavers or similar surface.

302.10 Graffiti Removal. All exterior and interior structure surfaces must be kept clean and free of graffiti, as graffiti is defined in section 202.0. Surfaces which have been exposed to graffiti must be cleaned, painted or in some manner covered, so as to effect the complete removal of the graffiti from that surface and to return the surface to a clean condition.

302.11 Landscape. All premises shall be maintained in the following manner regarding grass, shrubs, trees and other plant growth.

302.11.1 Grass. All premises, including vacant land and parkways, shall have grass, or other forms of approved ground cover provided and maintained. Any requirement for grass installation either sod or seed, shall be completed in accordance with city specifications.

A property owner who fails to establish seed or sod in conformance with a violation notice shall provide the code official with an executed contract for the sodding or seeding of the site with a landscape contractor who possesses a valid business license issued by the municipality in which the landscape business is based. In the instance a municipality does not issue such a license, the contractor must provide evidence satisfactory to the code official that it is in the business of landscape contracting. Installation of sod or seed shall be completed when the soil temperature is at least 55 degrees Fahrenheit.

302.11.2 Trees. All premises and exterior property shall be maintained free of fallen trees, limbs and branches. Trees with dead limbs or branches which are or may become hazardous to persons or property in the vicinity shall have such limbs or branches removed. Trees which are dead, diseased, infected, infested or are otherwise determined to be hazardous shall be removed. Tree boughs or limbs that project over any private means of egress from a structure shall not project over such means of egress at a height of less than eight feet (8') above such means of egress.

302.11.3 Encroachment. Any plant growth which shall encroach on the public way or affect movement or vision of pedestrians or vehicles on the public way, shall be trimmed to allow for unobstructed vision and passage of persons, pedestrians and vehicles.

302.12 Furniture. Any furniture placed exterior of a building shall have been constructed for such exterior use and shall be constructed of materials that are water and weather-proof and resistant to rot, mildew, mold, decay and insect infestation. Exterior type furniture shall not be required in spaces which are completely enclosed and protected from the exterior elements.

302.13 Tarpaulin (Tarp) Use Restrictions. Tarps or other similar temporary coverings may be used to provide temporary weatherization of a structure for a time period not to exceed 30 days, except during times of a natural disaster as declared by any local, state or federal government or during an emergency as declared by the Code Official. A tarp that is used after a declared natural disaster or emergency shall be allowed to remain in place for a period not to exceed 180 days if such tarp is maintained in good condition. The Code Official may approve one 180-day extension for use after a natural disaster or declared emergency or one 30-day extension for non-emergency uses upon a showing of good cause.

Tarps and other similar materials are prohibited as follows

- (a) The use of a tarp as a roof covering, excluding declared emergencies as mentioned above
- (b) The use of a tarp as fencing material, or as part of a privacy fence or screen
- (c) The use of a tarp as a cover or screen for porches, carports or garages
- (d) The use of a tarp to cover cars, boats or other personal property is prohibited. Only fitted covers manufactured specifically to cover cars, boats, pools, ATVs, BBQ grills, or other similar personal property, are permitted and must be used for their intended purpose. Covers shall not be faded and shall be in good condition, without tears, rips or holes. Any motor vehicle that is lawfully parked and is covered in a manner consistent with this section shall allow at least the bottom six inches of each tire to be visible.

Section 304 Exterior Structure

304.3.1 Alley Frontage Identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the alley when a premises abuts an alley. Premises shall have the address placed on garages when present or on the principal structure. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.6 mm).

304.7 Roof. The roof and flashing shall be sound, tight, and not have defects that admit rain. All roof components, including, but not limited to, roofs over stairs, soffits, fascia and flashing, shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. The roof shall not have any animal entry points due to deterioration or damage. Roof drains, gutters and downspouts shall be maintained in good repair, free from obstructions, vegetation, rust, peeling paint, cracks and holes.

304.7.1 Gutters, Sump Pump or Other Discharge. Where gutters are provided, downspouts shall be required and shall terminate water discharge to grade a minimum of three feet (3') away from any portion of the structure and not within ten feet (10') of any property line or as approved by a Civil Reviewer or his/her designee. Sump pumps and discharge from other sources including downspouts shall not discharge upon a public way nor be directed towards adjacent properties and shall be drained upon the premises without causing retention of stagnant water thereon. Footing drains to be connected to the sump pump as discharge shall terminate water discharge to grade a minimum of three feet (3') away from any portion of the structure and not within ten feet (10') of any property line or as approved by the Civil Reviewer or his/her designee. Water discharge shall not discharge upon a public way nor be directed toward adjacent properties or discharge in a manner that will disturb adjacent properties and shall be drained upon the premises without causing retention of stagnant water thereon. Gutters, downspouts and sump pump discharge lines shall not retain stagnant water.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes. *Open cracks and/or unstable glazing shall be corrected by replacement of the window pane.*

304.14 Insect Screens. (Dates removed). Every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing 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 not less than 16 mesh per inch and every swinging door 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.

304.18 Building Security. Delete

304.20 Burglar Bars, Grilles, Grates, Shutters. Any type of burglar bars, including but not limited to bars, grilles, grates or shutters shall be prohibited from placement on the exterior of any building, structure or premises, which fronts or is

visible from a street or thoroughfare, except that such security measures are allowed when used on openings that are adjacent to an alley or similar area. Any such security measures shall only be permitted to be placed on the interior of a building when fronting or visible from a street or thoroughfare, shall remain in the open position, thereby not visible and not impeding egress during any hours of operation for non-residential occupancies and in compliance with egress requirements for all occupancies and use groups. This section shall not prohibit the placement of fencing on a premises, or security doors that are installed on the exterior stairways of buildings where approved by permit. Property shall be in compliance with this section within one year of the adoption of this code.

304.21 Masking Of Windows. Any building space located at grade where the interior of such space is visible from the public way or private property intended for public use and is vacant or undergoing construction, renovation, alterations or a change of use, and such space is not in conformance with this code, such space shall have the window area masked so that the interior of the space is not visible from the public way. Masking of windows shall adhere to 4-10-13 Storefront Maintenance and Window Covering During Vacancy or Renovation of City Code.

304.22 Sign Maintenance and Repair. Every sign including but not limited to those signs for which permits are required, shall be maintained in a safe, presentable, and good structural condition at all times, including replacement of defective parts, painting, cleaning and other acts required to maintain the sign, advertising structure, marquee, canopy or awning in its originally permitted and installed condition in accordance with Title 4, Chapter 10 of the City Code, Sign Regulations. Required repair or maintenance of any sign shall in no manner be constituted as approval of any sign whether such sign is permitted, prohibited or unlawful.

304.23 Obsolete Or Abandoned Signs. Any sign or advertising structure now or hereafter existing, which advertises a business, commodity, service, entertainment, activity, or event which has been discontinued, or is located on property which has been vacant and unoccupied, shall have such sign removed in accordance with Title 4, Chapter 10 of the City Code, Sign Regulations.. Any portion of the building or surface that is uncovered due to removal of a sign shall be restored to a condition free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface-coated where required to prevent deterioration.

304.24 Window Glass Maintained. All windows and window areas shall be maintained in a clean and sanitary condition, free and clear of all dirt, filth, grease, adhesive, paint and any other similar materials or substances that mar the window surface.

Section 305 Interior Structure

305.4 Stairs and Walking Surfaces. Every stair, ramp and landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. *Any components, including but not limited to treads and risers, that evidence excessive wear, rot, deterioration or are broken, warped or loose shall be replaced. Treads and risers shall be uniform. Building Permits shall be required for the following: porch/deck replacement, stringer/stair replacement, and/or*

replacement of any structural member including posts and posts that support roof overhangs.

305.7 Bathrooms, Toilet Rooms, And Kitchen Floors. Every bathroom, toilet room, kitchen and similar rooms equipped with running water, shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

305.8 Walls. Every room containing a shower shall have walls surrounding the shower covered by a smooth, hard, nonabsorbent surface and easily cleanable, to a height of at least sixty inches (60") above the surrounding floor. Such walls shall form a watertight joint with each other and with the bathtub, shower, and or floor.

305.9 Unit Identification. Each dormitory, dwelling, hotel and rooming unit, except for buildings containing two or fewer units, shall have each unit-number or designation, displayed in a position easily observed and readable from outside of the unit. The unit-number shall be posted on or adjacent to the front or main egress door of the unit. Units which are located in hallways, stairways or similar areas, where such units have differing street addresses, such units shall have the street address posted in addition to the unit number on the front and rear unit doors. Identification shall be in Arabic numerals and alphabet letters at least 1½ inches (37 mm) high and ¼-inch (6 mm) stroke.

Section 308 Rubbish And Garbage

Section 308 Rubbish and garbage is hereby deleted in its entirety and this section 308 substituted therefor.

308.1 Accumulation of Rubbish or Garbage. All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

308.2 Disposal of Rubbish or Garbage. Every occupant of a structure shall dispose of all rubbish and/or garbage in a clean and sanitary manner by placing such rubbish or garbage in approved leak-proof containers with tightfitting covers and closing such covers.

308.2.1 Rubbish and Garbage Containers. The owner of every occupied premises and the operator or occupant of every establishment or building producing garbage and or rubbish, shall be responsible for supplying and utilizing approved covered leak-proof containers with tight fitting covers for the temporary storage of rubbish and garbage until such materials are permanently removed from the premises. The owner, operator, and building occupant shall be responsible for the removal of rubbish and garbage.

The owner or agent having charge of a property who fails to remove rubbish and garbage within time prescribed in the notice of violation, shall be subject to prosecution in accordance with Section 106 of this code.

Upon failure by the owner or agent to comply with the notice of violation, any duly authorized agent of the city or contractor hired by the city shall be authorized to enter upon the property in violation and remove any and all rubbish and garbage located thereon and the costs for such removal shall be paid by the owner or agent responsible for the property.

308.2.2 Container Labeling. All containers servicing business, commercial, or multi-residential premises shall display the name and address of the premises they

serve in conspicuous lettering. Said lettering is to be maintained in a clean and legible condition. Containers shall be situated so that the required lettering is visible from the public way.

308.2.3 Container Locks. If located in the downtown zoning districts, as defined in section 6-18-3 of the Evanston zoning ordinance as amended, containers shall be maintained with their lids shut and locked, except when depositing or removing waste.

308.3 Garbage and Rubbish Services for Multi-Unit Residential Buildings. The owner of every occupied building with more than four (4) dwelling and/or rooming units shall provide each week, minimum proper container or dumpster capacity capable of holding not less than the volume indicated by the following:

0.25 cubic yard (uncompacted) per dwelling unit.

0.10 cubic yard (uncompacted) per rooming unit.

308.3.1 Container Capacity. Each container or dumpster shall be considered to contribute the volume of garbage and rubbish that can be enclosed with the lid or cover completely closed. Calculations of volume by the scavenger service providing the container may be accepted in determining service capacity.

308.3.2 Minimum Service Schedule. All containers or dumpsters shall be emptied and maintained at least once per week, or more often, as needed to maintain the property and premises in a safe, clean and sanitary manner.

308.3.3 Pickup Calculations. A container shall be considered to provide its capacity in volume each time it is regularly scheduled for pickup, and is picked up. Upon a written request from the code official, the owner and/or operator of any building or establishment shall promptly provide a written contract or documentation from the utilized scavenger service indicating the address of the property serviced; the party contracting the service; the number of containers provided, and the capacity of each; the days of the week the containers are emptied by the scavenger service.

308.3.4 Additional Capacity Requirements. Any container or dumpster in which the volume of contents prevents full closure of the cover shall be deemed overloaded. Rubbish or garbage stacked or piled near, on the exterior, or above the sidewalls of the dumpster or container shall evidence an overloaded condition. Overloaded containers or dumpsters shall be remedied immediately by the owner and/or operator, and immediately thereafter supplemented by additional pickups and/or containers of a sufficient amount so as to prevent any recurrence of the overloaded condition.

The owner and/or operator of the building or establishment shall promptly provide to the city upon request of the code official an executed written contract or documentation from the utilized scavenger service indicating the address of the property serviced; the party contracting for the service; itemization of the number of existing and added number of containers and the capacity of each; itemization of the number existing and the added number of pick-up days of the week, and itemization of each day of the week that service is provided.

308.4 Additional Capacity Requirements for Commercial (Non-Residential) Property. Any container or dumpster in which the volume of contents prevents full closure of the cover shall be considered to be overloaded. Rubbish or garbage

stacked or piled near, on the exterior, or above the sidewalls of the dumpster or container shall evidence an overloaded condition. Overloaded containers or dumpsters shall be remedied promptly, and immediately thereafter supplemented by additional pickups and/or containers of a sufficient amount so as to prevent any recurrence of the overloaded condition.

In addition, the owner and/or operator of the building or establishment shall promptly provide to the city upon request by the code official: a written contract or documentation from the utilized scavenger service indicating the address of the property serviced; the party contracting the service; itemization of the existing and the increase of the total number of containers and the capacity of each; itemization of the existing and the increase of the total number of pick-up days of the week, and itemization of each day of the week that service is provided.

308.5 Additional Capacity Requirements for Condominiums and Residential Buildings of One (1) Through Four (4) Dwelling And/or Rooming Units. Any container or dumpster in which the volume of contents prevents full closure of the cover shall be considered to be overloaded. Rubbish or garbage stacked or piled near, on the exterior, or above the sidewalls of the container or dumpster shall evidence an overload condition. Overloaded containers or dumpsters shall be remedied immediately, by the owner, and thereafter supplemented by additional containers to prevent any recurrence of the overload condition. Additional containers shall not exceed thirty-five (35) gallons in size and the total weight of the container and the material placed within shall not exceed fifty (50) pounds. Special additional pickups may be employed for occasional overload conditions.

308.6 Refrigerators, Discarded. Refrigerators and similar equipment not in operation shall not be discarded, abandoned, kept or stored on any premises without first removing the doors.

308.7 Tires, Discarded. Tires for use on any type of vehicle or equipment shall not be discarded, abandoned, kept or stored on the exterior of any premises.

Chapter 4. Light, Ventilation and Occupancy Requirements.

402.4 Exterior lighting. Exterior lighting shall not cause light trespass and shall protect adjacent properties and public ways from glare and excessive lighting. Light level at any property line is limited to one-half (0.5) foot-candle unless otherwise regulated by city code.

Exception:

1. Security lighting: Exterior lighting installed primarily for safety or emergency shall be permitted provided that said lighting is solely for security and activated by a motion or a controlled system and shall be extinguished within 5 minutes of cessation of actual or perceived emergency.
2. Holiday lighting: Holiday lighting subject to NFPA 70 National Electric Code regulations as adopted and amended by the City of Evanston.

Section 403 Ventilation

403.3 Cooking Facilities. Unless approved through the certificate of occupancy, *cooking or the preparation of food or beverages shall not be permitted in any rooming unit or lodging unit or dormitory unit, and a cooking facility or appliance including but not limited to stoves, ovens, microwave ovens, hot plates, coffee pots,*

crook pots, blenders, shall not be permitted to be present in a rooming unit or lodging unit or dormitory unit.

Exceptions:

1. Where specifically approved in writing by the code official.
2. *Devices such as single-use or automatic shut-off coffee pots shall not be considered cooking appliances.*

404.1 Privacy. Dwelling units, hotel units, housekeeping units, rooming units, and dormitory units shall be arranged to provide privacy, and be separate from other adjoining spaces. *Egress doors shall have operating locks to provide privacy.*

404.7.1 Food Storage. In rooming and dormitory units, refrigerators shall not exceed three (3) cubic feet in capacity as rated by the manufacturer. Not more than one (1) refrigerator of such size shall be allowed per occupant of any rooming unit, including dormitory rooming units.

Chapter 5. Plumbing Facilities and Fixture Requirements.

Section 501 General

501.2.1 Disconnection Notice. It shall be a violation of this code for any owner of a non-owner occupied residential property who is issued or who is in receipt of a notice of disconnection or termination for the utility service provided by the city or the utility involved, to fail to promptly remedy the circumstance or situation upon which the disconnection notice is based.

Section 505 Water System

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressure adequate to enable the fixtures to function properly, safely, and free from defects and leaks. *Water pressure shall be no lower at the fixture outlet than as follows: lavatory basins, two (2) gallons/minute; bathtub faucets, four (4) gallons/minute; toilet pressure, as required by Title 4, Chapter 5 of the Evanston City Code, as amended.*

505.4 Water Heating Facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than *115 degrees F (46 degrees C)*. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. *Relief valve discharge pipe shall be of metallic material and shall discharge directly into a floor drain, hub drain, service sink, sump or a trapped and vented P-trap that is located in the same room as the water heater per Illinois Plumbing Code section 890.1230.*

Chapter 6. Mechanical and Electrical Requirements.

Section 601 General

601.2.1 Disconnection Notice. It shall be a violation of this code for any owner of a non-owner occupied residential property who is issued or who is in receipt of a notice of disconnection or termination for the utility service provided by the city or the utility involved, to fail to promptly remedy the circumstance or situation upon which the disconnection notice is based.

Section 602 Heating Facilities

602.2 Residential Occupancies. *Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F. (20 degrees C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality. Neither cooking appliances nor space heaters shall be used to provide space heating to meet the requirements of this section.*

602.3 Heat Supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, lodging unit, rooming unit, dormitory or guest room on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period *from September 15th to June 1st* to maintain a temperature of not less than 68 degrees F (20 degrees C) in all habitable rooms, bathrooms and toilet rooms. *Space heaters, whether portable or permanently installed, shall not be utilized as the primary source of heat for any such unit or room. Buildings or individual units shall employ central heating systems except where a designed system is approved by the building official.*

602.4 Occupiable Work Spaces. Indoor occupiable work spaces shall be supplied with heat during the period *from September 15th to June 1st* to maintain a temperature of not less than 68 degrees F (20 degrees C) during the period the spaces are occupied.

Exceptions:

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

602.5 Room Temperature Measurement. *The required room temperatures shall be measured approximately 3 feet (914 mm) above the floor near the center of the room, approximately 3 feet (914 mm) above the floor near the center of interior walls of the room that are perpendicular to the exterior wall of the room. Temperatures may be measured utilizing thermometers that measure air temperature or thermometers that measure surface temperature.*

Section 603 Mechanical Equipment

603.1.1 Forced-Air Systems. Forced-air heating and/or cooling systems shall not serve more than one dwelling unit after the existing mechanical equipment is replaced due to age or failure. A Building Permit is required for equipment replacement including for the addition of duct work to separate the systems.

603.7 Mechanical Appliance Connections. Every gas outlet for appliances, including but not limited to heaters, stoves and clothes dryers, shall have an individual shutoff valve. The shutoff valve shall be adjacent to the appliance with access provided to the shutoff valve. In conjunction with the installation of a shutoff valve any existing flexible gas connector shall be replaced with a new approved flexible gas connector. All existing uncoated brass flexible gas connectors shall also be replaced with approved gas connectors.

Section 604 Electrical Facilities

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the NFPA 70 National Electric Code as adopted by the City of Evanston. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a

rating of not less than 60 amperes. *Each dwelling unit shall be served by not less than four (4) branch circuits with a minimum of two (2) twenty-amp circuits.*

604.5 Fuse Panels. In all electrical panels and boxes where plug-type fuses with Edison base are utilized, such fuses shall be replaced with non-tampering type "S" fuse adaptors which are properly sized for the gauge of wire that the fuse is protecting.

604.6 Panel Identification. All electrical panels regardless of type of disconnecting means shall be legibly marked to designate the address, space, tier or unit that such panel is servicing. The marking shall be of sufficient durability to withstand the environment involved.

604.7 Disconnecting Means Identification. All electrical disconnecting means including circuit breakers and fuses shall be legibly marked to designate the address, unit, space or rooms it is servicing. The marking shall be of sufficient durability to withstand the environment involved.

Section 605 Electrical Equipment

605.2 Receptacles. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom or laundry room receptacle outlet shall have ground fault circuit interrupter protection. *When an ungrounded-type receptacle exists in a bathroom or laundry area, a ground fault interrupter receptacle shall be provided. Any existing worn, damaged, painted and/or defective receptacles shall be replaced.* All receptacle outlets shall have the appropriate faceplate cover for the location.

Section 607 Duct Systems

607.2 Transition Ducts. Flexible air ducts used as a connector between clothes dryer and its concealed duct shall be semi-ridged aluminum/metal.

Section 608 Meters

608.1 Meter Identification. All meters, including but not limited to gas and electric serving a building, structure or any portion thereof, shall be legibly marked to designate the address, space, tier or unit that such meter is servicing. The marking shall be of sufficient durability to withstand the environment involved.

Chapter 7. Fire Safety Requirements.

703.4 Opening Protectives. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition, be rated as required and provided with approved self-closing devices which shall force the door to close and latch. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

704.6.1.2 Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 and in dwellings not regulated in group R occupancies, regardless of occupant load, at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. *On the ceiling above the top landing in each interior stairway that serves dwelling, rooming or dormitory units.*

CHAPTER 8. Building Security.

Section 801 General

801.1 Scope. The provisions of this chapter shall apply to:

1. All multi-unit non-owner occupied dwellings in residential buildings, regardless of relationship of occupants to the owner.
2. All non-owner occupied single-unit dwellings, detached or attached, regardless of relationship of occupants to the owner.

Exclusions:

1. Residence at a public or private medical, geriatric, educational, or religious institution.
2. Occupancy in a structure operated for the benefit of a social or fraternal organization.
3. Transient occupancy in a hotel or motel.
4. Owner-occupied units in multi-unit dwelling buildings including condominiums, cooperatives, townhouse, rowhouse and single-family homes.

Section 802 Building Security Application

802.1 Building Security. Doors, windows and hatchways shall be provided with devices designed to provide security for the occupants and property within.

802.1.1 Intercoms. Multi-unit dwellings shall have an intercom system that is maintained in good working condition. The removal of an intercom system is prohibited and does not constitute repair or maintenance.

802.2 Locks. Doors providing access to individual units shall be equipped with a deadbolt lock meeting specifications set forth herein. Such deadbolt locks shall be operated only by the turning of a knob or a key and shall have a lock throw of not less than 1-inch and hardened steel inserts or a surface/rim mounted vertical drop, dead bolt lock. Cylinder guards shall be installed on all rim-type vertical dead bolt locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. Strike plates shall be secured with hardened steel screws four inches (4") long. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock. Such deadbolt locks shall be installed according to manufacturer's specifications and maintained in good working order. All deadbolt locks required by this section shall be designed and installed in such a manner so as to be operable inside of the unit without the use of a key, tool, combination thereof or any other special knowledge or effort.

802.3 Window Locks. Accessible openable windows shall be equipped with window locking devices.

802.4 Basement Hatchways. Basement hatchways shall be equipped with devices that secure the hatchway from unauthorized entry.

802.5 Doors. Exterior doors, doors leading from garage areas into multi-unit dwelling buildings, and doors leading into stairwells, shall be equipped with self-closing devices. All doors leading to apartment doors shall also be equipped with self-locking devices.

802.6 Vision Panels. Accessible vision panels in individual entrance doors to individual units or within forty inches (40") of the inside activating device shall be of rated burglary-resistant glazing material. Burglary bars may be used as an alternative to burglary-resistant glazing material on the interior of transoms only.

802.7 Door Scope. An interviewer or door scope, providing a 180-degree field of view, shall be provided in each individual unit entrance door which does not contain a vision panel.

802.8 Sliding Door Panels. All accessible single sliding patio doors shall have the movable section of the door sliding on the inside of the fixed portion of the door.

802.9 Sliding Door Locks. Accessible sliding glass doors shall be equipped with locking devices and shall be so installed that the doors cannot be moved in any direction or lifted from the track when the doors are in the locked position, and doors shall have an approved auxiliary locking device added to their primary locking system to provide additional security when in the closed position.

802.10 Window Panels. Accessible windows shall be so constructed and/or maintained so that when the window is locked it cannot be lifted from the frame.

802.11 Lighting. All exterior common entrances of multiple family buildings shall be illuminated with a minimum sixty (60) watt incandescent light bulb or its equivalent in other light sources, enclosed in a tamper-proof cover, located within ten (10') feet of the doorway.

802.12 Window Sash Fasteners. All wooden double-hung windows which are at ground level or otherwise accessible from the exterior via porches, fire escapes, trees, or other existing means shall be equipped with approved window-ventilating sash fasteners to allow each window to be locked at no more than four inches (4") open. Such fasteners shall be movable to permit the window to be fully opened from the inside of the dwelling unit.

CHAPTER 9. REFERENCED STANDARDS.

Chapter 8, *Referenced Standards*, of the International Property Maintenance Code of 2021 is hereby adopted as if fully restated and re-numbered to be Chapter 9 herein.

SECTION 11: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 12: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 13: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 14: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 15: This ordinance shall be in full force and effect thirty (30) days after its passage, approval and publication in the manner provided by law.

Introduced: December 09, 2024

Approved:

Adopted: December 09, 2024

December 09, 2024

Daniel Biss

Daniel Biss, Mayor

Attest:

Stephanie Mendoza

Stephanie Mendoza, City Clerk

Approved as to form:

Alexandra B. Ruggie

Alexandra B. Ruggie, Corporation Counsel