

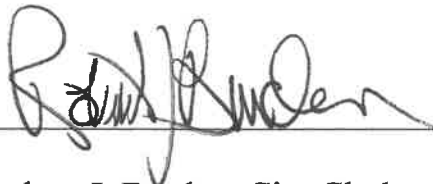
CITY OF LOVES PARK

ORDINANCE NO. 4679-25

**AN ORDINANCE AMENDING SECTIONS 18-26 AND 18-27
OF THE CODE OF ORDINANCES
OF CITY OF LOVES PARK, ILLINOIS
(BUILDING CODE)**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF LOVES PARK, ILLINOIS, THIS
17TH DAY OF FEBRUARY, 2025**

**Published in Pamphlet Form by
authority of the Mayor and City Council
of the City of Loves Park, Illinois, this 20th
day of February, 2025.**



Robert J. Burden, City Clerk

ORDINANCE NO: 4679-25

**AN ORDINANCE AMENDING SECTIONS 18-26 and 18-27
OF THE CODE OF ORDINANCES OF THE CITY OF LOVES PARK**

WHEREAS, Section 18-26 of the Code of Ordinances of the City of Loves Park regulates design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures located within the City; and

WHEREAS, the City of Loves Park desires to ensure public safety in such buildings and structures; and

WHEREAS, the City desires to amend said section.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK, WINNEBAGO COUNTY, ILLINOIS AS FOLLOWS:

SECTION ONE: Section 18-26 of the Loves Park City Code is hereby rescinded and replaced to read as follows:

The International Building Code, 2021 edition, including Appendix Chapters F, G and I, as published by the International Code Council, be and is hereby adopted as the *Building Code* of the City of Loves Park, in the State of Illinois for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section Two of this ordinance.

SECTION TWO: Section 18-27 is rescinded and replaced as follows:

Section 18-27 Amendments to the Building Code.

The International Building Code 2021 edition, is hereby amended as follows:

(1) Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the *Building Code* of the City of Loves Park, State of Illinois, hereinafter referred to as “this code”.

(2) Section 101.4.3 is amended as follows:

101.4.3 Plumbing. The provisions of the State of Illinois Plumbing Code shall apply to installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Where there is a reference to the "International Plumbing Code", it shall refer to the current “State of Illinois Plumbing Code”.

(3) Section 104.1.1 is added as follows:

104.1.1 Fire Official approval. The Fire Official for the City of Loves Park shall have the authority to issue orders based on requirements of this code for matters pertaining to design, materials or equipment when related to fire protection.

(4) Section 105.2 is amended as follows:

105.2 Work exempt from permit.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²), and is not supported by another structure.
2. through 5. remain unchanged.
6. Sidewalks, patios, and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. through 13. remain unchanged.
14. Replacement of doors and windows provided the size is not changed and a fire rating is not required.
15. Repair or replacement of interior wall and ceiling coverings provided:

- a. not more than 50% of coverings in a room are removed,
- b. coverings are not part of a fire rated assembly,
- c. structural elements in a hazardous condition are not exposed.

(5) Section 105.7 is deleted and replaced as follows:

105.7 Placement of Permit. The permit holder shall post the permit on the job site in a conspicuous place at all times, visible from the street, until the final inspection has been made and approved. The building official is authorized to impose a re-inspection fee when the permit is not posted.

(6) Section 107.3 is amended as follows:

107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The Fire Department shall review all plans for issuance of building, fire suppression and fire alarm (electrical) permits, other than one and two family dwelling projects. The plans will be made available in the Building Department offices. If the plans do not conform to the requirements set forth by this code, they shall be rejected by the Fire Department pursuant to Section 107 of this code.

(7) Section 109.4 is deleted and replaced as follows:

109.4 Work commencing before permit issuance. When a permit is required by this code, and work is started or proceeded with, prior to obtaining said permit, the fees established in Section 108.2 shall be doubled and not less than \$250.00. This penalty may be waived by the building official if the person in violation has not obtained a permit in the last year and is the owner of the property. For the second offense within a twelve (12) month period, starting or proceeding with the work prior to obtaining a permit, the fees established in Section 108.2 shall be doubled and not less than \$500.00 plus an additional fee of \$500.00 shall be paid for each day work continued without said permit. For the third such instance within a twelve (12) month period, the fees established in Section 108.2 shall be tripled and not less than \$750.00 plus an additional fee of \$750.00 shall be paid for each day work continued without said permit. For the fourth such instance within a twelve (12) month period, the offender shall be prosecuted by the City of Loves Park Legal Department as permitted by state law. The payment of such fees shall not relieve any person from complying with the requirement of this code and the execution of the work, nor from any penalties prescribed herein.

(8) Section 109.7 is added as follows:

109.7 Governmental exceptions: Permits are required for all governmental projects in accordance with Sections 107, 108 and 109 of this code. No permit fees or inspection charges shall be charged for construction projects directly contracted by the City of Loves Park, State of Illinois, Winnebago County, or the United States of America. All other units of government shall pay \$30.00 for each permit. Examples of these governmental units include the Rockford Park District, Rockford Mass Transit District, Rock River Water Reclamation District, North Park Water District, Winnebago County Forest Preserve District, North Suburban Library System, Rockford Township, Harlem Township and other similar governmental units.

(9) Section 109.8 is added as follows:

109.8 Re-inspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary correction shall be made so as to achieve compliance with this code. The contractor shall then request that the work or installation be re-inspected or retested. The permit holder will be subject to a re-inspection fee according to Section 18-28 of the Code of Ordinances of the City of Loves Park, for the first, and each additional, re-inspection or test performed.

(10) Section 111.5 is added as follows:

111.5 New buildings. Before a certificate of occupancy is issued for new buildings, other than one-and two-family dwellings, the Fire Department may inspect the building in accordance with Section 109.3 and notify the Building Department of the results of their inspection.

(11) Section 116.4 is deleted and replaced as follows:

116.4 Method of service. Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. Delivered to the owner personally.
2. Sent by first class mail, postage prepaid, to the owner at the last known address.
3. Sent by certified mail, postage prepaid addressed to the owner at the last known address with return receipt requested, if required by state law.

(12) Section 901.1.1 is added as follows:

Section 901.1.1 International Fire Code. The requirements of this chapter shall include any additional amendments to the 2021 International Fire Code.

(13) Section 1008.3.3 Rooms and Spaces is amended as follows:

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

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. All bathrooms

(14) Chapter 11 is deleted and replaced as follows:

CHAPTER 11 ACCESSIBILITY
Section 1101 GENERAL

1101.1 SCOPE. The provisions of the Illinois Accessibility Code shall control the design and construction of facilities for accessibility for individuals with disabilities.

(15) Chapter 13 is deleted and replaced as follows:

CHAPTER 13 ENERGY EFFICIENCY

Section 1301 GENERAL

1301.1 SCOPE. This chapter regulates the energy efficiency for the design and construction of buildings by adopting the 2021 Illinois Energy Conservation Code.

(16) Section 1501.2 shall be added as follows:

1501.2 General. Roof assemblies, roof decks and roof coverings shall be designed to meet or exceed the requirements of Table 1501.1, or in accordance with this code, whichever is more restrictive.

TABLE 1501.1

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
<u>30</u>	<u>115</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>A</u>	<u>SEVERE</u>	<u>42</u>	<u>MOD/HEAVY</u>	<u>YES</u>	<u>SEE LOCAL</u>	<u>2500</u>	<u>47.8</u>

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

1. a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from [Figure R301.2\(1\)](#). [The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.](#)
2. b. Where the frost line depth requires deeper footings than indicated in [Figure R403.1\(1\)](#), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
3. c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
4. d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [[Figure R301.2\(2\)](#)]. Wind exposure category shall be determined on a site-specific basis in accordance with [Section R301.2.1.4](#).
5. e. [The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.](#)
6. f. The jurisdiction shall fill in this part of the table with the seismic design category determined from [Section R301.2.2.1](#).
7. g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the [title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.](#)
8. h. In accordance with [Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1](#), where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
9. i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from [Figure R403.3\(2\)](#) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
10. j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
11. k. In accordance with [Section R301.2.1.5](#), where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
12. l. In accordance with [Figure R301.2\(2\)](#), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
13. m. In accordance with [Section R301.2.1.2](#) the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
14. n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from [ACCA Manual J](#) or established criteria determined by the jurisdiction.
15. o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in [Figures R301.2\(3\) and R301.2\(4\)](#).

(17) Section 1806.2 Exception is amended as follows by adding the following exception:

Section 1806.2 Presumptive load-bearing values.

Exceptions:

1. A presumptive load-bearing capacity shall be permitted to be used where the *building official* deems the load-bearing capacity of mud, organic silt or unprepared fill is adequate for the support of lightweight or temporary structures.
2. Depending on the use, the Code Official may accept designs based upon an assumed soil bearing capacity of 1500 psf provided all of the following conditions are met:
 - a. The building height does not exceed one (1) story or 20 feet in buildings which contain masonry or concrete walls.
 - b. The building height does not exceed one (1) story or 25 feet in buildings which do not contain any masonry or concrete walls.
 - c. The foundation is shallow and the building does not include a basement.
 - d. The building seismic use group is not Category II or III as listed in Table 1604.5
 - e. Footings bear on virgin soil that is not questionable including but not limited to plastic, liquefied, highly sensitive clays, weakly cemented, peats or organic and expansive materials.

Prior to issuance of a building permit, a statement in accordance with Section 1704.2 shall be submitted by the permit applicant including the name of the design professional or qualified soils engineer who will be conducting the inspection.

Following excavations and prior to pouring of foundations, a site inspection and written report shall be prepared by a licensed design professional or qualified soils engineer to indicate that no questionable soils have been discovered. A copy of inspection report shall be submitted to the code official prior to inspection listed in Section 110.3.1.

(18) Section 2901 is deleted and replaced as follows:

Section 2901 General

2901.1 Scope. The provisions of this chapter and the current Illinois Plumbing Code shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in buildings and structures covered by this code. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Private sewage disposal systems shall conform to the International Private Sewage Disposal Code. The International Fire Code, the International Property Maintenance Code and the current Illinois Plumbing Code shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The International Existing Building Code and the current Illinois Plumbing Code shall govern the alteration, repair, relocation, replacement and addition of plumbing components, appliances, equipment and systems.

2901.2 Water supply system design criteria. The water service and water distribution systems shall be designed and sized for peak demand. No service connection shall supply more than one property.

2901.3 Service valve. Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Where a service connection is intended to supply two or more distinct premises or apartments, a separate and distinct shutoff valve must be provided for each premises or apartment, located outside of the same. Additionally, the water service shall be valved at the curb or lot line in accordance with local requirements.

2901.4 Stormwater Drainage. Stormwater drainage shall comply with Chapter 11 of the 2021 International Plumbing Code.

(19) Appendix F “RODENTPROOFING” is added as part of this Code.

(20) Appendix G “FLOOD-RESISTANT CONSTRUCTION” is added as part of this Code.

(21) Appendix I “PATIO COVERS” is added as part of this Code.

(22) RADON CONTROL METHODS shall be employed for multi-family dwelling units using IRC 2021 APPENDIX AF.

SECTION THREE: The Provisions and Sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION FOUR: All ordinances, resolutions, or parts of ordinances in conflict herewith are hereby repealed.

SECTION FIVE: This ordinance shall be in full force and effective on April 1, 2025.

SECTION SIX: A full, true, and complete copy of this Ordinance shall be published within 10 days after its passage in pamphlet form by and under the authority of the Corporate Authorities.

Dated: February 17, 2025

APPROVED:


MAYOR

ATTESTED:


CITY CLERK

PASSED: February 17, 2025, 9 Ayes, (Aldermen Owens, John Jacobson, Little, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker) 1 Absent (Alderman Allton)

APPROVED: February 20, 2025

PUBLISHED: In pamphlet form February 20, 2025 as required by Ordinance.

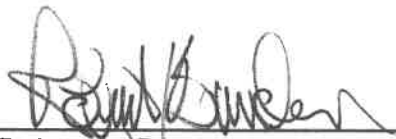
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO)
CITY OF LOVES PARK)

CERTIFICATE

I, ROBERT J. BURDEN, certify that I am the duly elected and acting Municipal Clerk of the City of Loves Park, Winnebago County, Illinois. I further certify that on February 17, 2025, the Corporate Authorities passed Ordinance No. 4679-25, entitled "An Ordinance Amending Sections 18-67, 18-26 and 18-27 of the Code of Ordinances of the City of Loves Park, Illinois (Building Code)," and by its terms, that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 4679-24, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on February 20, 2025, and continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection, upon request, in the office of the municipal clerk.

Dated at Loves Park, Illinois, this February 20, 2025.



Robert J. Burden, City Clerk