

**AN ORDINANCE AMENDING TITLE 10 (BUILDING REGULATIONS)**

**(BUILDING REGULATIONS FOR THE CONSTRUCTION OF INDUSTRIAL, STORAGE,  
BUSINESS, INSTITUTIONAL, AND PUBLIC BUILDINGS  
AND RESIDENCES)  
OF THE GENEVA CITY CODE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS,** as follows:

**TITLE 10: Chapter 3 Article A** This title, including the rules and regulations it adopts by reference, is entitled the *BUILDING CODE*. The requirements of this title shall apply to the administration and enforcement of this building code, other pertinent ordinances and laws applicable to any regulated buildings, structures, or parts or appurtenance thereof. For the construction of industrial, storage, business, institutional, and public buildings and residences within the City of Geneva Title 10 Chapter 3 Article A Building Code of THE CITY OF GENEVA, CITY CODE be and the same is hereby deleted and the following is substituted therefore, instanter:

**Section 10-3A-1 Building Code; Adopted:**

The provisions of the "2009 edition of the International Building Code," compiled by the International Code Council, Inc., 4051 West Flossmor Road, Country Club Hills, Illinois, 60478-5795, (**hereinafter referred to as the IBC**) of which not less than three (3) copies of which have been and now are filed in the office of the Clerk of the City of Geneva, Illinois, are hereby adopted together with the special regulations listed below modifying said "IBC" "International Building Code, 2009" as the regulations governing the construction of buildings except single-family residences, in the City of Geneva, Kane County, Illinois.

**Section 10-3A-2 Specific Amendments to the Code.**

The International Building Code, 2009, as herein above adopted by reference, is specifically amended by the following:

**In IBC Section 101.1** insert "the City of Geneva."

**Revise Section 101.4.1 to read: Gas.** The provisions of the National Fuel Gas Code /NFPA 54 (the most current edition) shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**Revise Section 101.4.2 to read: Mechanical.** The provisions of the 2006 edition of The International Mechanical code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

Building Ordinance  
City of Geneva

**Revise Section 101.4.3 to read: Plumbing.** The provisions of the State of Illinois Plumbing Code as currently enforce by the State of Illinois shall apply to the installation, alteration, repair and replacement of plumbing systems,

**Revise Section 101.4.4 to read: Property Maintenance.** The provisions of the 2006 Edition of the International Property Maintenance code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

**Revise Section 101.4.6 to read: Energy.** The provisions of the International Energy Conservation code as currently enforced by the state of Illinois shall apply to all maters governing the design and construction of buildings for energy efficiency.

**Add Section 101.4.7 Electrical.** The provisions of the 2005 edition of The National Electric Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**Delete Section 102.4 and insert therefore:**

**102.4 Referenced Standards:** Except where specifically amended in this document, the standards referenced in Chapter 35 of this IBC Code shall be considered part of the requirements of this Code to the prescribed extent of such reference. Where differences occur between the provisions of this Code and referenced standards, the provisions of the more restrictive codes or standards shall apply.

**Delete Section 103**

**Revise Section 105.1 to read: Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, change the tenancy 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 done, shall first make application to the *building official* and obtain the required *permit*.

**In Section 105.2 Delete exceptions 1, 2, 3, 4, 5, 6, 8, 9, 10**

**Add Section 105.3.2.1 Payment of fees:** In the event an application is abandoned, the applicant shall pay all reasonable fees related to the administrative processing and review of the application.

**Revise Section 105.7 to read: Placement of permit.** The building permit or copy shall be kept on the site, visible from the street, until the completion of the project.

**Revise Section 107.2.5 to read: Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances form lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing buildings to remain on the site or plot and how the site or plot will be restored after demolition. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

**Add Section 107.6 Electronic media.** When required by the building official, construction drawings and documents shall be provided in electronic format.

**Delete Section 109 Fees.**

**Add Section 110.3.11 Required Inspections:**

In addition to the inspections listed in this Section, also refer to Title 10 Chapter 1 – 7 of the City Code for additional required inspections.

**Delete Section 113 and insert therefore:**

**See Title 10 Chapter 1-3 of the City Code.**

**At the end of Section 114.4 Violation Penalties, add:**

Also refer to Title 10 Chapter 1 Section 10 of the City Code.

**Delete Section 115.3 and insert therefore:**

**115.3 Unlawful Continuance:** Any person who shall continue any work in or about the structure 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 conditions, shall be liable to a fine of not less than \$250.00 or more than \$750.00. Each occurrence shall be considered a separate offense.

**In Section 202, add the following Definitions:**

**Condominium:** A condominium is a form of ownership. Buildings, or portions thereof, constructed under the Building Code shall be in keeping with its use and occupancy. Each condominium shall classify as a separate tenant.

**Crawl Space:** An area of a building or structure, above or below grade less than five feet in height. Any areas exceeding five feet in height shall be included in all calculations as usable floor area of the building or structure.

**Gross Area:** Where used in this Code, this shall be the combined area of all floors including floor areas created by mezzanines and basements.

**Townhouse/Rowhouse:** A townhouse or rowhouse or structure by any name performing the same function is a single family dwelling unit attached to another dwelling unit only on the horizontal plane. Such buildings shall be constructed as single family housing with a two-hour fire-resistance rated wall between living units. The number of dwellings attached in this manner shall not exceed six single family units.”

**Revise Section 303.1 to read: 303.1 Assembly Group A.** Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

**Exceptions:**

1. A building or tenant space used for assembly purposes with an *occupant load* of less than 20 persons shall be classified as a Group B occupancy.
2. A room or space used for assembly purposes with an *occupant load* of less than 20 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
3. A room or space used for assembly purposes that is less than 300 square feet in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
4. Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11.
5. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 50 are not considered separate occupancies.

**Delete the exceptions listed in Section 403.3.**

**Revise Section 403.5.3 to read; Stairway door operation.** Stairway doors other than the exit discharge doors shall be permitted to be locked from the stairway side. Stairway doors that are locked from the stairway side shall automatically unlock simultaneously without unlatching upon a signal from the fire command center or activation of the building automatic fire alarm system.

**Add Section 404.6.1 Independent Exit:** “Where Section 404.5 exception 3 is used, each room or area shall have an approved means of egress not entering the atrium.”

**Add to Section 406.1.4 Separation.** 4. The floor of the parking area shall be separated from the remainder of the building or structure with a minimum four inch raised curb of concrete or similar noncombustible and nonabsorbent materials. For purposes of accessibility, ramping between levels is permitted.

**Add Section 406.2.6.1 Separation.** The floor of the parking area shall be separated from the remainder of the building or structure with a minimum four inch raised curb of concrete or similar noncombustible and nonabsorbent materials. For purposes of accessibility, ramping between levels is permitted.

**Delete Section 406.3.10 and insert therefor:**

**406.3.10 Sprinkler System:** All public garages shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2:

1. Where required by Section 903.2 or
2. Where located beneath other use groups.

For the purposes of this Section, a roof used for the parking or storage of motor vehicles shall not constitute a story.

Building Ordinance  
City of Geneva

**Revise Section 505.1 to read: General.** A mezzanine or mezzanines in compliance with Section 505 and separated from the remainder of the building with one hour fire rated construction shall be considered a portion of the story in which it is contained. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area defined in Section 902. The clear height above and below the mezzanine floor shall not be less than 7 feet.

**Delete Section 507.2.**

**In Section 507.3 delete exceptions.**

**Revise Table 602 to read:**

**TABLE 602**  
**EXTERIOR WALL FIRE RESISTANCE RATINGS FOR ALL USE GROUPS AND TYPES OF CONSTRUCTION**

<b><u>SEPARATION (FEET)</u></b>	<b><u>FIRE RESISTANCE RATING - HOURS</u></b>
< 5'	3 hours
= or >5' to <10'	2 hours
= or >10' to <30'	1 hour
>30'	0 hours

**In Section 603.1 delete applications 13 and 17.**

**Delete Section 705.8.1 and insert therefor: Protection of Openings.** Opening in walls rated for exposure from the exterior shall be protected to the same level of fire resistance as the wall itself.

**Add Section 705.11.1.1 Maximum Height.** The maximum height of any parapet wall shall be no greater than 48 inches above the lowest roof level abutting the parapet. Where it is required to exceed 48 inches to conform to the minimum 30 inch parapet height in Section 705.11.1, a ladder bridge, approved by the fire official shall be provided at intervals not exceeding 75 feet.

**Delete Section 706.2 and insert therefor:**

**705.2 General:** Walls shall have sufficient structural stability under fire conditions to allow the collapse of construction on either side without collapse of the wall, and shall be of an approved masonry construction providing the required strength and with a fire resistance rating of not less than four (4) hours.

**Revise Section 706.3 to read: Materials.** Fire walls shall be constructed of masonry materials.

**In Table 706.4, in column 2 'Fire Resistance Rating (hours) Fire walls and party walls delete all 2 and 3 hour fire resistance references and insert therefor:** All fire walls shall have a minimum fire resistance rating of four hours.

**Revise [F]903.2 to read Where required.** Automatic fire suppression systems shall be installed where required by Section [F]903.2 and in the locations indicated in Sections [F]903.2.1 through [F]903.2.13. Where there is a conflict between the requirements of

Building Ordinance

City of Geneva

Section [F]903.2 and Sections [F]903.2.1 through [F]903.2.12, the stricter of the requirements shall apply.

1. Throughout any building of any Use Group having a gross floor area exceeding 3000 square feet.
2. Any building with non-separated Mixed Use Groups containing dwelling units.
3. All residential Use Groups included in this Code.
4. Any basement without openings above grade or exceeding 2500 square feet in area.

**In Section [F]903.2 Delete Exception.**

**In Section [F]903.2.3 Delete Exception.**

**In Section [F]903.2.6 Delete Exception.**

**In Section [F]903.2.10 Delete Exception.**

**In Section [F]903.2.11 Delete Exception.**

**In Section [F]903.2.11.3 Delete Exceptions.**

**In Section [F]903.3.1.1.1 Delete Exemptions 3 and 4.**

**Delete Section [F]903.3.1.2**

**Add Section [F]903.3.7 Fire department connections.** All required water fire suppression and standpipe systems shall be provided with a four inch 'Storz' type fire department connection in accordance with the applicable standards. The fire department connection shall be installed with a 30° downward angle from the face of the building.

**Exception:** Where the local fire department approves the elimination for limited area sprinkler systems serving 20 or less heads.

**Add Section [F]903.4.4 Zone maps.** A diagram showing system, floor and/or riser coverage areas, shut off valves and dry valves shall be installed in a location specified by the fire official.

**In Section [F]905.3 Delete Exception.**

**Delete Section [F]905.3.1 and insert therefor:**

**[F]905.3.1 Where required.** Standpipe systems shall be installed in all buildings three or more stories above grade or thirty feet in height, in all buildings in which all interior portions of the building cannot be reached with 150 feet of fire department initial attack hose from the closest point of fire apparatus access and in basements and sub-basements over ten (10) feet below the grade level.

**Delete the exceptions listed in Section [F]905.3.1 and insert therefor:**

**Exception:** Where permitted by the fire official, a dry system may be used when the use of a wet pipe system would be impractical or detrimental to the type of occupancy.

**Delete Sections [F]905.5 through [F]905.8 and insert therefor:**

**[F]905.5 Hose Connection Valves.**

Building Ordinance  
City of Geneva

Where standpipe systems are required in this Code, each hose connection shall be provided with a two and one-half inch valve and two and one-half to one and one-half inch reducer. Threaded connections shall be National Standard Threads except where connecting to the supply piping.

**Add Section [F]907.1.3.1 Duct smoke detectors.** Where required in this ordinance, duct smoke detectors shall provide fan shut down but shall not be interconnected with the building fire alarm system. Test switches for duct detectors shall be mounted in a readily accessible location.

**Revise Section [F]907.2 to read Where required.** An approved manual and automatic system shall be provided in Sections 907.2.1 through Section 907.2.23 and the following;

- a) Residential Uses: In all buildings where used as hotels, motels, lodging houses, dormitories, apartments and similar occupancies.
- b) All buildings having mixed uses including residential use.
- c) Assembly and Educational Use Groups including those with fifty (50) or less occupants.
- d) Other uses: All other buildings over one story in height and one story buildings over 1500 gross floor area shall be equipped with an approved fire alarm system.
- e) All buildings or occupancies with automatic fire suppression systems.

**Exception:** Where automatic sprinkler protection is provided, automatic heat detection required by this section shall not be required.

**In Section [F]907.2.1 Delete Exception.**

**In Section [F]907.2.2 Delete Exception.**

**In Section [F]907.2.3 Delete Exceptions.**

**In Section [F]907.2.6 Delete Exception.**

**In Section [F]907.2.6.1 Delete Exceptions.**

**In Section [F]907.2.6.2.3 Delete Exceptions 2 and 3.**

**In Section [F]907.2.8.1 Delete Exceptions.**

**In Section [F]907.2.8.2 Delete Exception.**

**In Section [F]907.2.12 Delete Exceptions.**

**Add Section [F]907.5.2.1.1 Age restricted residential living units.** In addition to the requirements of sections 907.9.2, audible devices, of a type approved by the fire official, shall be installed in all residential units where the age of the residents is restricted to 65 years or greater.

**In Section [F]907.9.1 Delete Exceptions.**

**Revise Section [F]907.6.5 to read: Monitoring.** All fire alarm systems shall transmit alarm, trouble and supervisory signals to an approved location from which the fire department will be immediately notified. All circuits which carry alarm signals shall be constantly supervised in a method approved by the fire

Building Ordinance  
City of Geneva

official. Approved methods of monitoring shall include direct phone line (reversed polarity) connections and AES/Keltron radio monitoring in which the signal are transmitted directly from the protected premises to the approved monitoring agency without the use unsupervised telephone or internet connections.

**Exception:** In uses groups B, F, M, S, R, S and U, where not required by this Code to be sprinklered with an NFPA Standard 13 system, the fire official may allow the use of digital communication monitoring.

**Add Section [F]907.6.3.1.1 Zone maps.** Where non-addressable fire alarm control panels are installed or maintained, a diagram showing detection device locations shall be placed in a location specified by the fire official.

**Add Section 909.1.1 Where required.** In addition to those specific locations noted elsewhere in this code, smoke control systems shall be provided:

1. In all sprinklered buildings with a gross (combined floor area of all floors) floor area exceeding 40,000 square feet and including all unlimited area buildings.
2. In all buildings over three (3) stories or 35 feet in height.
3. In covered mall buildings including individual tenant spaces and anchor stores.

**Add Section 909.2.1 Mechanical smoke venting:**

Mechanical smoke venting may be calculated in accordance with Sections 922.2 through 922.2.2.1 or shall provide a minimum of two (2) air changes per hour.

**In Section 1006.1 Delete Exception 1.**

**In Section 1006.3 Add:** 6. All restrooms, toilet rooms, water closets or any other room performing the same function.

**Add Section 1007.1.1 Conflicts with other requirements.** Where the requirements of the Illinois Handicapped Accessibility Code conflicts with the requirements of this section, the stricter of the two shall apply.

**Revise Section 1008.1.4.5 to read: Security Grilles.** Horizontal sliding or vertical security grilles which are part of a required means of egress shall be openable from the inside without the use of a key or special knowledge or effort. The grilles shall remain in the full open position during the period of occupancy by

the general public. Grilles shall not be brought to the closed position when there are more than ten (20) persons occupying a space served by a single exit or fifty (50) persons occupying spaces served by more than one exit. Where two or more exists are required, not more than one-half of the exits shall be equipped with horizontal sliding or vertical security grilles.

**In Section 1008.1.9.3 Delete options 2, 2.1, 2.2 and 2.3**

**In Section 1008.1.9.10 Delete Exception 3**

**Add Section 1009.9.1 Exception:** A spiral stairway may be used as a secondary exit from the second floor only in existing buildings with a maximum occupant load of twenty (20) persons.

**In Table 1015.1 change MAXIMUM OCCUPANT LOAD for A, B, E, F, M, S, U to 20.**

**Delete Section 1021.2, and insert therefor:**

**1018.2 Buildings with One Exit:** Buildings with one exit and stories above the first floor with one exit: In Use Groups B and S, only one exit shall be required at the floor of exit discharge and for one floor directly above or below the level of exit discharge when meeting all of the following conditions:

1. The entire building is provided with a fire alarm system in accordance with this Code and the Fire Prevention Code.
2. The gross floor area does not exceed 2000 square feet.
3. The occupant load does not exceed twenty (20) persons.
4. The exit is of one hour fire rated construction and discharges directly to the exterior of the building without passing through another tenant space, foyer or lobby.

**Delete Table 1021.2**

**Add Section 1018.2.1 Dwelling Units.** Only one exit shall be required from individual dwelling units when meeting all of the following conditions:

1. The building is equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1.
2. The required means of egress is one hour fire rated construction which discharges directly to the exterior of the building.

**Revise Section 1022.9 to read: Smokeproof enclosures and pressurized stairways.** In buildings required to comply with Sections 403, 405, buildings more than two stories in height above the level of exit discharge or buildings more than 30 feet (9144mm) below the level of exit discharge serving such floor levels shall be a pressurized stairway in accordance with Section 909.20. Pressurization shall activate automatically upon activation of the automatic fire alarm system.

**Revise Section 1028.5 to read: Interior balcony and gallery means of egress.** For balconies or galleries having a seating capacity of over 20 located in Group A occupancies, at least two means of egress

shall be provided, one from each side of every balcony or gallery, with at least one leading to directly to an exit.

**Delete Chapter 11 in its entirety and insert therefor: Accessibility.** New and existing construction shall conform to the requirements set forth Illinois Handicapped Accessibility Code.

**Delete Section 1807.1.4.**

**Delete Section 1809.12**

**Add Section 2308.8.2.1.1 Protection.** Floor and/or ceiling framing consisting of Engineered I-Joists shall have 5/8 Type X drywall placed at the underside of joists with paper-tape embedded in compound over joints and covered in additional compound to provide protection of concealed space in accordance with NFPA 13.

**Revise 2801.1 to read: Scope.** Mechanical appliances, equipment and systems shall be constructed, installed and maintained in accordance with the *International Mechanical Code* and NFPA Standard 54. Masonry chimneys, fireplaces and barbeques shall comply with the *International Mechanical Code* and Chapter 21 of this code.

**Delete Chapter 29 in it's entirety and insert therefor: Chapter 29** Refer to the State of Illinois Plumbing Code, Current Edition.”

**Revise Section 3002.4 to read: Elevator car to accommodate ambulance stretcher.** In buildings three (3) stories in height or more, at least one (1) elevator shall be provided for Fire Department emergency access to all floors. Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 76-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

**Revise Section 3401.3 to read: Compliance with other codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the requirements for new structures.

**Delete Section 3401.5**

**Revise Section 3403.1 to read: Existing buildings or structures.** It shall be unlawful to increase the height or area of an existing building or structure, unless the building or structure is of a type of construction permitted for new buildings or structures of the increased height and area as regulated by Section 503.0 and made to conform with the requirements of this Code in respect to means of egress, fire protection, light and ventilation.

**Revise Section 3408.1 to read: Conformance.** No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless the building is made to comply with the requirements of this code for such division or group of occupancies. For purposes of this section, the physical division of a single tenant, single use building into multi tenant building shall constitute a change in use. Subject to the approval of the building official the use or occupancy of existing buildings shall be permitted to be changed and the building allowed to be occupied for purposes in other use groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

**Delete Section 3409**

**Delete Section 3411**

**Delete Section 3412**

This Ordinance shall become effective from and after its passage as in accordance with law. Publication of this Ordinance is hereby approved to be published in pamphlet form.

SECTION VIII. Impact on Existing Codes

This Ordinance shall not affect the validity of the CITY OF GENEVA Ordinances entitled Building, Planning and Code Regulations, in existence prior to the effective date of this Ordinance.

SECTION IX: Severability

Should a court of competent jurisdiction determine that one of more sections or subsections of this Ordinance is or are invalid, the remaining sections or subsections hereof shall remain in full force and effect.

SECTION X. Effective Date

This Ordinance shall become effective ten (10) days after publication as required by Law.

SECTION XI: Repealer

Any and all Ordinances, section or subsections of Ordinances in conflict herewith are hereby repealed.