



STUDY SESSION AGENDA

1. Call To Order, Pledge To The Flag, Roll Call

2. Public Participation

This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address the Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less.

3. Discussion Items

3.A. Discussion Of FY 2017 Budget Development Process

Documents:

[SS MEMORANDUM \(BUDGET OVERVIEW 8.1.2016\).PDF](#)
[SS MEMORANDUM \(FY 2017 BUDGET ATTACHMENTS\).PDF](#)

3.B. Discussion On Nick's Park Redevelopment Design Options

Documents:

[NICKS PARK DISCUSSION.PDF](#)

3.C. Discussion On Building Code Administration

Documents:

[SS MEMORANDUM \(BUILDING CODES 8.1.2016\).PDF](#)
[SS MEMORANDUM \(BUILDING CODE ATTACHMENTS\).PDF](#)

4. Old Business

5. New Business

6. City Council Study Session Adjournment



CITY COUNCIL STUDY SESSION MEMORANDUM

| | |
|--|--|
| ITEM: Discussion on FY 2017 Budget Development Process. | DEPARTMENT: City Administration |
| AGENDA SECTION: Discussion Items | SUBMITTED BY: Bob Mahrt, City Administrator |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS | DATE: August 1, 2016 |

BACKGROUND:

City Administration is in the initial phase of preparing the FY 2017 Budget. The budget will be prepared by City Administration with guidance from the City Council and recommendations from City Staff. The City Administrator would be responsible for presenting the budget to the City Council for final approval on or about December 12, 2016.

City Administration will work with the City Council in the early stages of the budget planning process to build consensus for adopting appropriate financial goals/objectives and prioritizing the use of resources to accomplish these goals. The defined goals and objectives would then be utilized to direct the use of available resources to meet identified community needs over the next year or years. In an effort to maintain the existing level of community services, each Department will be requested to review their existing budgets; consider potential cost savings; and submit anticipated budget requests for FY 2017. Departmental services and budget line items may be revised based on priorities defined by the City Council.

Upon completion of the departmental budget reviews by City Administration, City Council members will be requested to participate in Budget Committee meetings for their assigned Department. Later, budget workshops will be scheduled before the full City Council at a Study Session(s) to review the municipal budget and the capital improvement program budget. It is intended that the City Council and the general public will be provided with appropriate opportunities to review and/or participate in the development of the FY 2017 Budget. (A copy of the proposed FY 2017 Budget Approval Timeline, Budget Committee list and Potential Budget Goals/Objectives are attached for City Council review).

RECOMMENDED ACTION: It is recommended that the City Council discuss the FY 2017 Budget development process.

FY 2017
BUDGET COMMITTEES

ADMINISTRATION

HAYES/KEATING

ADMINISTRATION
FINANCE
COMMUNITY DEVELOPMENT
ECONOMIC DEVELOPMENT
CONSTRUCTION MANAGEMENT
RECREATION

PUBLIC SAFETY

BROCK/BROWN

POLICE
FIRE

PWD - WATER/WASTEWATER

MURDOCK/REED

WATER
WASTEWATER

PWD - STREETS/PROGRAMS

MILLER/MELTON

STREETS/SIDEWALKS
STORM SEWER SYSTEM
BEAUTIFICATION
FLEET MAINTENANCE
FACILITY MAINTENANCE

POTENTIAL FY 2017 BUDGET GOALS/OBJECTIVES

PROMOTE ECONOMIC DEVELOPMENT

- Evaluate Community “Marketing” and “Branding” efforts.
- Enhance local ED incentive package.
- Expand Façade Grant/Loan Program for Downtown/commercial corridors.
- Implement commercial design and/or historic preservation guidelines.
- Adopt new Economic Development Plan and/or implement established action items.

MUNICIPAL COMMUNITY FACILITY UPGRADES

- Complete preliminary space needs analysis. (PD/PWD/Administration)
- Evaluate reuse of Monticello Community Building.
- Undertake storm water system master plan.
- Undertake sanitary sewer master plan.
- Complete and/or phase park improvements.
- Promote streetscape enhancements in Downtown/commercial corridors.
- Expand/enhance pedestrian pathways.

SOUND FISCAL MANAGEMENT:

- Establish organizational purchasing policies.
- Implement 5 Year Capital Improvement Program.
- Organizational re-structuring (Administration/PWD).
- Establish systematic equipment replacement policy.
- Build collaborative financial relationships with other outside local/regional agencies.

MAINTAIN QUALITY SERVICES FOR THE COMMUNITY

- Enhance customer service through employee training.
- Utilize internal tracking program for citizen complaints/inquiries.
- Administer Building Codes.
- Update Zoning Ordinance.
- Evaluate use of recreation programs.



CITY COUNCIL STUDY SESSION MEMORANDUM

| | |
|--|--|
| ITEM: Discussion on Nick's Park Redevelopment | DEPARTMENT: City Administration |
| AGENDA SECTION: Discussion Items | SUBMITTED BY: Callie Jo McFarland, Community Development Director |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS | DATE: July 29, 2016 |

BACKGROUND:

Nick's Community Park is a popular community-built Monticello park and playground that was created in 1992 in memory of Nick SanAntonio. Due to the age and deterioration of the wooden playground structures over time, as well as updated safety regulations that the City must adhere to because it is a public park, the City of Monticello Staff and Council engaged the services of Farnsworth Group to facilitate a Master Plan for improvements and necessary updates to the park, which encompasses the entire block. Jeff Martin, a landscape architect and planner with Farnsworth, along with City Staff, held multiple meetings with Christina Sanantonio, as well as stakeholder interviews with the Monticello Christian Academy, Monticello Railway Museum, Tony Galbo, Chief Carter, and various parent groups and daycare providers. Additionally, Jeff facilitated public input meetings and open houses, and design charrettes at all Monticello elementary schools for input from the youth that will be using the playground.

Some of the overall themes repeatedly voiced from these interactions are that the park maintains its uniqueness, provides better visibility of the playground, and reuses elements from the original park where possible (i.e. "Helping Hands" pavers). The play structures for the playground area will continue the nature-theme and natural façade appearance, and are identical for both options. The playground design also will allow for ADA accessibility and be appropriate for children 12 and under. Farnsworth also provided conservative cost estimates, but given the amount of fundraising committed to already, as well as the in-house labor that can be provided, Staff feels the project can be accomplished for less than the estimated amount.

Option 1 incorporates a new play structure, Gabby's Gazebo and places for the "Helping Hands" concrete pavers. There would be a new entry into the playground of the park that is internal (per public feedback), and keeps the existing parking and gold shed. The plan shows a suggestion for the signature tree house (per public feedback and tentatively planned for local fundraising effort by Chris Sanantonio). The bike path connection is made through the parking lot and over to the sharrows as per the adopted Bicycle Master Plan. There is also a new sidewalk through and looped around the playground (per public feedback).

Option 2 incorporates a new play structure, Gabby's Gazebo and places for the "Helping Hands" concrete pavers. There would also be a new entry into the playground of the park that is internal (per public feedback). The parking lot and gold shed would be removed, opening up the area for a grassy, open space for play (as per public feedback). This space could also be used for more of a year-round function like a synthetic ice rink, movie nights, etc. The bike trail runs through the north area of the park and connects with the existing path. Off-street parking would be created on the west side of the park, with overflow utilizing the Municipal lots. Playground expansion area could also include the signature tree house

defined in option 1. Integration of railroad themed components (railroad-stamped concrete along walkways, caboose playhouse, etc.) could also be considered.

The input received from the online public survey will be presented at Monday night's meeting.

RECOMMENDED ACTION:

Staff recommends the Council discuss the two options, and provide feedback for future plan adoption.

NICKS' PARK IN SURROUNDING URBAN CONTEXT



LEGEND

- A. ENTRY ARCHWAY (NICK'S PARK)
- B. HELPING HANDS MEMORIAL
- C. GABBY'S GAZEBO
- D. NEW PLAYGROUND
- E. SIGNATURE TREE HOUSE
- F. CITYWIDE BICYCLE TRAILWAY
- G. 5' WIDE PEDESTRIAN WALKWAYS



SIGNATURE TREE HOUSE



ENTRY ARCHWAY



GABBY'S GAZEBO



NICK'S PARK

CONCEPTUAL MASTER PLAN - OPTION 1
 MONTICELLO, IL | 21 JULY 2016

CITY OF MONTICELLO



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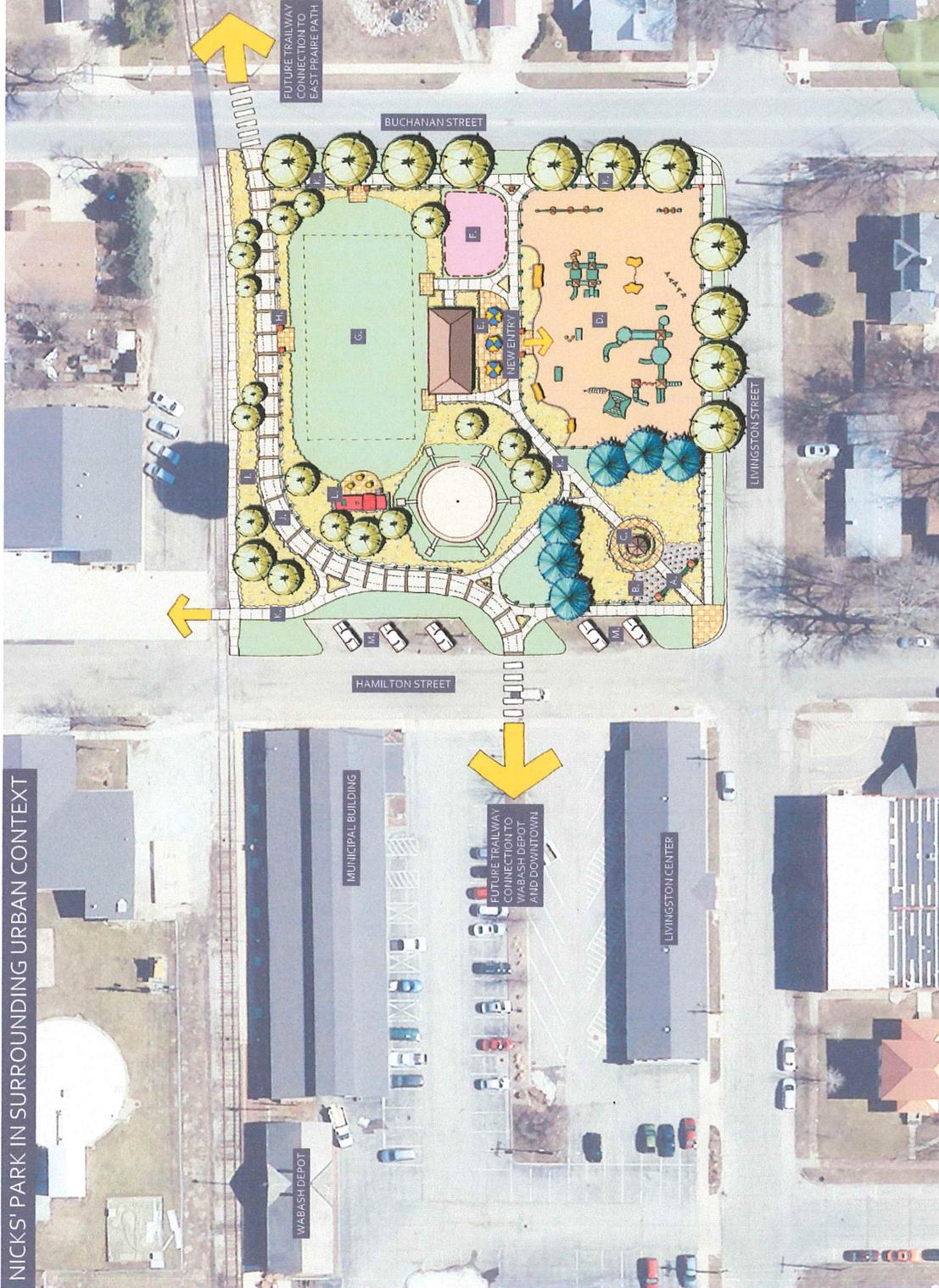
**Landscape Improvements
Opinion of Probable Construction Cost**

Project: Monticello Nick's Park - Option 1 **Estimator:** A. Wilson **Design Phase:** Preliminary
Job No.: 0151425.00 **Date:** 7/21/2016 **CHK'D BY:** J. Martin

| ITEM NO. | DESCRIPTION | QTY | UNIT | UNIT PRICE | COST |
|----------|---|-------|----------|---------------|---------------|
| 1 | Gabby's Gazebo | 1 | Lump Sum | \$ 25,000.00 | \$ 25,000.00 |
| 2 | Relocate Helping Hands Steppers | 1 | Lump Sum | \$ 2,500.00 | \$ 2,500.00 |
| 3 | Arch Gateway | 1 | Lump Sum | \$ 10,000.00 | \$ 10,000.00 |
| 4 | Signature Treehouse | 1 | Lump Sum | \$ 100,000.00 | \$ 100,000.00 |
| 5 | New Drinking Fountain | 1 | Lump Sum | \$ 2,500.00 | \$ 2,500.00 |
| 6 | Site Lighting | 1 | Lump Sum | \$ 10,000.00 | \$ 10,000.00 |
| 7 | 5' Concrete Sidewalk | 2,035 | S.F. | \$ 7.00 | \$ 14,245.00 |
| 8 | Pavers | 625 | S.F. | \$ 15.00 | \$ 9,375.00 |
| 9 | Ornamental Aluminum Fence - 42" Height | 630 | L.F. | \$ 60.00 | \$ 37,800.00 |
| 10 | Poured-In-Place Rubber Play Surface | 1,360 | S.F. | \$ 8.00 | \$ 10,880.00 |
| 11 | New Plantings - Includes Shrubs and Perennials | 3,200 | S.F. | \$ 5.00 | \$ 16,000.00 |
| 12 | Decorative Stone - 2" depth around Helping Hands Steppers | 5 | Tons | \$ 500.00 | \$ 2,500.00 |
| 13 | Playground Equipment & Play Surfacing w/underdrain system - excludes installation | 1 | Lump Sum | \$ 219,644.00 | \$ 219,644.00 |

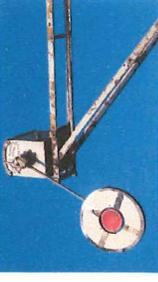
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|-------------------|----------------------|
| Subtotal = | \$ 460,444.00 |
| 10% Contingency = | \$ 46,044.40 |
| Total = | \$ 506,488.40 |

NICK'S PARK IN SURROUNDING URBAN CONTEXT



LEGEND

- A. ENTRY ARCHWAY ('NICK'S PARK')
- B. HELPING HANDS MEMORIAL
- C. GABBY'S GAZEBO
- D. NEW PLAYGROUND
- E. PLAYGROUND TERRACE
- F. PLAYGROUND EXPANSION
- G. GREAT LAWN (SEASONAL PROGRAMMING)
- H. WIG WAG HISTORIC RAILROAD SIGNAL
- I. NATIVE LOW PROFILE PRAIRIE
- J. CITYWIDE BICYCLE TRAILWAY
- K. 5' WIDE PEDESTRIAN WALKWAYS
- L. CABOOSE PLAYHOUSE
- M. ON STREET PARKING



NICK'S PARK

CONCEPTUAL MASTER PLAN - OPTION 2
MONTICELLO, IL | 21 JULY 2016

CITY OF MONTICELLO



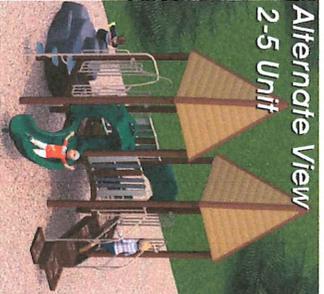
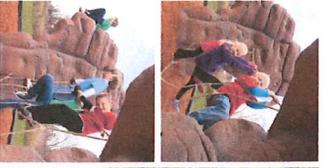
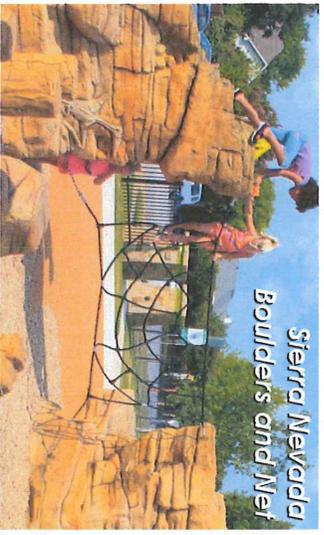
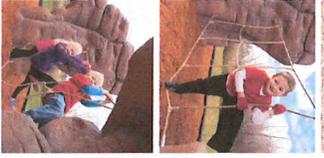
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**Landscape Improvements
Opinion of Probable Construction Cost**

Project: Monticello Nick's Park - Option 2 **Estimator:** A. Wilson **Design Phase:** Preliminary
Job No.: 0:151425.00 **Date:** 7/21/2016 **CHK'D BY:** J. Martin

| ITEM NO. | DESCRIPTION | QTY | UNIT | UNIT PRICE | COST |
|----------|---|--------|----------|---------------|---------------|
| 1 | Gabby's Gazebo | 1 | Lump Sum | \$ 25,000.00 | \$ 25,000.00 |
| 2 | Relocate Helping Hands Steppers | 1 | Lump Sum | \$ 2,500.00 | \$ 2,500.00 |
| 3 | Arch Gateway | 1 | Lump Sum | \$ 10,000.00 | \$ 10,000.00 |
| 4 | Caboose Playhouse Conversion (Assumes Caboose is Donated) | 1 | Lump Sum | \$ 30,000.00 | \$ 30,000.00 |
| 5 | New Drinking Fountain | 1 | Lump Sum | \$ 2,500.00 | \$ 2,500.00 |
| 6 | Site Lighting | 1 | Lump Sum | \$ 20,000.00 | \$ 20,000.00 |
| 7 | 10' Bike Trail - Decorative Train Track Print | 325 | L.F. | \$ 25.00 | \$ 8,125.00 |
| 8 | 5' Concrete Sidewalk | 3,950 | S.F. | \$ 7.00 | \$ 27,650.00 |
| 9 | Pavers | 2,000 | S.F. | \$ 15.00 | \$ 30,000.00 |
| 10 | Ornamental Aluminum Fence - 42" Height | 925 | L.F. | \$ 60.00 | \$ 55,500.00 |
| 11 | New Plantings - Includes Shrubs and Perennials | 4,670 | S.F. | \$ 5.00 | \$ 23,350.00 |
| 12 | Lawn - Fine Grade and Seed | 1,070 | S.Y. | \$ 1.25 | \$ 1,337.50 |
| 13 | Native Prairie Seed Mix | 930 | S.Y. | \$ 1.75 | \$ 1,627.50 |
| 14 | Site Furnishings - Includes (3) tables with 4 chairs each & umbrellas, and (3) bistro tables with 2 chairs each | 1 | Lump Sum | \$ 15,000.00 | \$ 15,000.00 |
| 15 | Asphalt Pavement - (11) angled parking spaces, no curb | 250 | S.Y. | \$ 45.00 | \$ 11,250.00 |
| 16 | 30' x 90' Shed Removal | 1 | Lump Sum | \$ 20,000.00 | \$ 20,000.00 |
| 17 | Pavement & Aggregate Sub-base Removal - approx. 3" of asphalt and 3" of aggregate | 1,730 | S.Y. | \$ 10.00 | \$ 17,300.00 |
| 18 | Topsoil, Furnish & Place - 6" depth | 10,500 | S.Y. | \$ 13.00 | \$ 136,500.00 |
| 19 | Shade Trees, 2.5" caliper | 24 | Each | \$ 500.00 | \$ 12,000.00 |
| 20 | Stone Bench - 5' length, Anamosa Limestone, sawn top & bottom, split-face all sides | 3 | Each | \$ 1,200.00 | \$ 3,600.00 |
| 21 | Decorative Stone - 2" depth around Helping Hands Steppers | 2.5 | Tons | \$ 500.00 | \$ 1,250.00 |
| 22 | Playground Equipment & Play Surfacing w/underdrain system - excludes installation | 1 | Lump Sum | \$ 219,644.00 | \$ 219,644.00 |

| | | |
|-------------------|-----------|-------------------|
| Subtotal = | \$ | 674,134.00 |
| 10% Contingency = | \$ | 67,413.40 |
| Total = | \$ | 741,547.40 |



Alternate View

Sierra Nevada
Boulders and Met

Alternate View
2-5 Unit



Nick's Park - Option #2 Monticello, IL



800-438-2780 - www.cunninghamrec.com



CITY COUNCIL STUDY SESSION MEMORANDUM

| | |
|--|--|
| ITEM: Discussion on Building Code Administration. | DEPARTMENT: City Administration |
| AGENDA SECTION: Discussion Items | SUBMITTED BY: Bob Mahrt, City Administrator |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS | DATE: August 1, 2016 |

BACKGROUND:

The City has adopted various building codes to protect the public health, safety and general welfare of the community. Several of our adopted building codes are commonly utilized throughout the United States, while others are consistent with State of Illinois regulations. Each separate building code is intended to address a specific construction type (i.e. single family dwelling, multi-family dwelling, commercial structure) and/or a building element (i.e. life safety, plumbing, mechanical).

The City last updated building codes on February 28, 2005 with the adoption of the International Residential Code – Edition 2003; International Building Code – Edition 2003; NFPA National Electrical Code – Edition 2005; NFPA Life Safety Code – Edition 2003; Illinois State Plumbing Code. The City retained the previously adopted 1987 BOCA Existing Structures Code to address property maintenance and building renovations.

Generally, the International Code Council provides a series of model building codes that can be adopted in total or with portions exempted to meet a community’s standards. The multiple codes available to a municipality range from Energy Conservation to Zoning, with the standard adopted codes typically consisting of Property Maintenance Code, Residential Code, Building Code (MF/Commercial/Industrial), Mechanical Code, and the Fuel Gas Code. The building code series is updated every three years, with revisions to address new construction methods or construction materials. The updates may also include new provisions to address common life safety issues or structural deficiencies over time.

Many communities supplement the standard adopted ICC Codes with other recognized national codes such as the National Fire Protection Association for life safety, electrical and fuel gases. In addition, many communities within the State utilize the Illinois Plumbing Code and/or the Illinois Accessibility Code as their standard regulation.

ISSUES:

On April 11, 2016, the Community Development Director in cooperation with Monticello Main Street and the Monticello Chamber of Commerce provided a status update on the Downtown. Among other items, the presentation included an overview on the state of disrepair of many

commercial structures within the Downtown. At that time, the City Council expressed an interest in addressing property maintenance and building code concerns for the community.

The property maintenance and building code issues facing both the residential and commercial areas of the community generally revolve around limited enforcement of existing codes by City Staff, use of outdated codes, absence of specific codes to enforce common violations, and a lack of political will to address on-going property maintenance issues throughout the community.

ITEMS FOR FURTHER DISCUSSION:

- 1) Consideration on updating Building Codes: The Building Codes were last updated in 2005. While it is not necessary to adopt the most recent edition of a building code, it is important to periodically update the building codes to maintain relevance. (Please refer to Attachment I - “Existing” and “Potential” Building Codes/Ordinances).
- 2) Consideration on adding new Building Codes. The City utilizes the 1987 BOCA Existing Structures Code, as the reference for property maintenance and building renovations. The more modern ICC Existing Structures Code and the ICC Property Maintenance Code better address the limited scope of the adopted BOCA Existing Structures Code. (It should be noted that BOCA and other model code providers were combined into the ICC in 1994, and those model codes are no longer supported). Other codes for consideration may be the ICC Mechanical Code or the ICC Fuel Gas Code, but they represent an enhanced community standard that may not be warranted at this time. (Please refer to Attachment II – Potential ICC Property Maintenance Code Administrative Standards).
- 3) Consideration on Building Code administration standards:
The City has a working practice of very limited building inspections and enforcement of property maintenance issues in the community. The limited scope of building inspections is apparently based off an administrative (or political) directive. Property maintenance enforcement is primarily complaint driven. This level of administration would appear to be contradictory to the original intent of having building codes in place to protect the public health, safety and general welfare of the community. (Please refer to Attachment III – Current Building Code Administration).
- 4) Consideration on Municipal Code updates:
The Municipal Code sections related to building code and/or public nuisances are somewhat outdated. If building codes are to be added or updated, the Municipal Code would need to be updated as well to address redundancies and deficiencies.
- 5) Consideration on evaluating administrative protocols:
The City utilizes the Police Department, Fire Chief and the Building Inspector for administering elements of the Municipal Code related to building codes and public nuisances. If building codes are to be added or updated, the administrative protocols will need to be evaluated for consistency with the standards outlined in the new building codes.

RECOMMENDED ACTION:

It is recommended that the City Council discuss Building Code Administration.

ATTACHMENT I

CITY OF MONTICELLO

EXISTING BUILDING CODES/ORDINANCES

ICC International Residential Code, Edition 2003

ICC International Building Code, Edition 2003

1987 BOCA Existing Structure Code

NFPA-70 National Electrical Code, Edition 2005

NFPA-101 Life Safety Code, Edition 2003

Illinois State Plumbing Code

1997 Illinois Accessibility Code

City of Monticello Zoning Ordinance

City of Monticello Subdivision Ordinance

POTENTIAL BUILDING CODES/ORDINANCES UPDATES & ADDITIONS

ICC International Residential Code, Edition 2012

ICC International Building Code, Edition 2012

ICC International Existing Building Code, Edition 2012

ICC International Mechanical Code, Edition 2012

ICC International Property Maintenance Code, Edition 2012

NFPA-70 National Electrical Code, Edition 2008

NFPA-101 Life Safety Code, Edition 2003

Illinois State Plumbing Code

1997 Illinois Accessibility Code

City of Monticello Zoning Ordinance

City of Monticello Subdivision Ordinance

ATTACHMENT II

**POTENTIAL
PROPERTY MAINTENANCE STANDARDS
CITY OF MONTICELLO, ILLINOIS
BASED ON THE 2012 IPMC**

ADMINISTRATIVE STANDARDS

COMPLIANCE TIMELINE

- (1) = Immediate Attention Needed , 0 to 30 Days To Correct Violation
(2) = Short Time Given For Completion, 30 To 90 Days To Correct Violation
(3) = Longer Time Given For Completion, 90 Days To 12 Months To Correct Violation
-

2012 IPMC CHAPTERS/SECTIONS

**CHAPTER 3
GENERAL REQUIREMENTS**

**SECTION 302
EXTERIOR PROPERTY AREAS**

302.1 Sanitation. All *exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition. (1)

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. (1)

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. (3)

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. (1)

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* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation. (1)

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*. (2)

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. (3)

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle 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. (1)

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. (1)

SECTION 303

SWIMMING POOLS, SPAS, AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. (1)

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. (1)

SECTION 304

EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (1)

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall

be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. (3)

304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm). **(DELETE SECTION? IN CITY CODE AT 3”)**

304.4 Structural members. All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads. (1)

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. (2)

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*. (2)

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. (2)

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (3)

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. (3)

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. (2)

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed

surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. (3)

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. (3)

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (2)

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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

(DELETE SECTION?)

304.15 Doors. All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. (1)

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water. (2)

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved*, protection against the entry of rodents. (3)

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within. (1)

304.19 Gates. All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates. (3)

SECTION 305

INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every *owner* of a

structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*. (1)

305.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. (1)

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. (3)

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (2)

305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. (3)

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware. (2)

SECTION 306 COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. (1)

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. (3)

SECTION 308 RUBBISH AND GARBAGE

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. (1)

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers. (1)

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers. (1)

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container. (DELETE SECTION? IN CITY CODE)

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal. (1)

SECTION 309 PEST ELIMINATION

309.1 Infestation. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. (1)

CHAPTER 4 LIGHT, VENTILATION, AND OCCUPANCY LIMITATIONS

SECTION 402 LIGHT

402.1 Habitable spaces. Every *habitable space* shall have at least one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room. (3)

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 foot candle (11 lux) at floors, landings and treads. (1)

402.3 Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures. (2)

SECTION 403 VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1. (3)

403.2 Bathrooms and toilet rooms. Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be recirculated. (3)

403.3 Cooking facilities. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit. (1)

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space. (1)

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions. (1)

SECTION 404 OCCUPANCY LIMITATIONS

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. (3)

404.2 Minimum room widths. A habitable room, other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls. (3)

404.3 Minimum ceiling heights. *Habitable spaces*, hallways, corridors, laundry areas, *bathrooms*, *toilet rooms* and habitable *basement* areas shall have a minimum clear ceiling height of 7 feet (2134 mm). (3)

404.4 Bedroom and living room requirements. Every *bedroom* and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5. (3)

404.4.1 Room area. Every living room shall contain at least 120 square feet (11.2 m²) and every bedroom shall contain a minimum of 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m²) of floor area for each occupant thereof.

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than two *bedrooms*.

404.4.3 Water closet accessibility. Every *bedroom* shall have access to at least one water closet and one lavatory without passing through another *bedroom*. Every *bedroom* in a *dwelling unit* shall have access to at least one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. *Bedrooms* shall comply with the applicable provisions of this code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5. (3)

**TABLE 404.5
MINIMUM AREA REQUIREMENTS**

| SPACE | MINIMUM AREA IN SQUARE FEET | | |
|---|-----------------------------------|---------------|---------------------|
| | 1-2 occupants | 3-5 occupants | 6 or more occupants |
| Living room ^{a, b} | 120 | 120 | 150 |
| Dining room ^{a, b} | No requirement | 80 | 100 |
| Bedrooms | Shall comply with Section 404.4.1 | | |
| For SI: 1 square foot = 0.093 m ² . | | | |
| a. See Section 404.5.2 for combined living room/dining room spaces. | | | |
| b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes. | | | |

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements: **(3)**

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two *occupants* shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three *occupants* shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and *ventilation* conforming to this code shall be provided.
3. The unit shall be provided with a separate *bathroom* containing a water closet, lavatory and bathtub or shower.
4. The maximum number of *occupants* shall be three.
- 5.

404.7 Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage. **(2)**

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 502 REQUIRED FACILITIES

502.1 Dwelling units. Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory. **(1)**

502.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*. **(1)**

502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten *occupants*. **(1)**

502.4 Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees. **(1)**

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the *International Plumbing Code*. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*. (1) (REFERENCE THE ILLINOIS PLUMBING CODE)

SECTION 503 TOILET ROOMS

503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling. (3)

503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway. (3)

503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located a maximum of one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities. (3)

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition. (3)

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

504.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (1)

504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning. (3)

504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard. (1)

SECTION 505 WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code*. (1) (REFERENCE THE ILLINOIS PLUMBING CODE)

505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. (1)

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 pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. (1)

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 minimum temperature of 110°F (43°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. (1)

SECTION 506 SANITARY DRAINAGE SYSTEM

506.1 General. All plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system. (1)

506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. (1)

506.3 Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease

interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by the code official. (2)

SECTION 507 STORM DRAINAGE

507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. (2)

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 602 HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section. (3)

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. (1)
(REFERENCE THE ILLINOIS PLUMBING CODE)

602.3 Heat supply. Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from [November 1] to [May 1] to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*. (1)

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from [November 1] to [May 1] to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied. (1)

SECTION 603 MECHANICAL EQUIPMENT

603.1 Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and

maintained in a safe working condition, and shall be capable of performing the intended function. (1)

603.2 Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent. (1)

603.3 Clearances. All required clearances to combustible materials shall be maintained. (1)

603.4 Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation. (1)

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment. (1)

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*. (2)

SECTION 604 ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605. (3)

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 NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. (3)

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard. (1)

SECTION 605 ELECTRICAL EQUIPMENT

605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. (1) **(RESIDENT COMPLAINT ONLY)**

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* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location. (3)

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection. (3)

605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings. (1)

SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A 17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A 17.1, Appendix N, except where otherwise specified by the authority having jurisdiction. (3)

606.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. (3)

SECTION 607 DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. (1)

CHAPTER 7 FIRE SAFETY REQUIREMENTS

SECTION 702 MEANS OF EGRESS

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*. (1) **(REFERENCE THE NFPA-101 LIFE SAFETY CODE)**

702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed. (1)

702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*. (1)
(REFERENCE THE NFPA-101 LIFE SAFETY CODE)

702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. (2)

SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (2)

703.2 Opening protectives. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. (2)

SECTION 704 FIRE PROTECTION SYSTEMS

704.1 General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*. (1) **(REFERENCE THE NFPA-101 LIFE SAFETY CODE)**

704.3 Power source. In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (1)

704.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling unit* in Group R-2, R-3, R-4 and in dwellings not regulated as Group R

occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all *bedrooms* over background noise levels with all intervening doors closed. (2)

ATTACHMENT III

