

COUNTY OF Mc LEAN, STATE OF ILLINOIS

ORDINANCE NO. 24-01-03-53

**AN ORDINANCE ADOPTING THE 2021 INTERNATIONAL
RESIDENTIAL CODE**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
15th Day of January 2024

PRESENTED: **January 15, 2024**

PASSED: **January 15, 2024**

APPROVED: **January 15, 2024**

RECORDED: **January 15, 2024**

PUBLISHED: **January 15, 2024**


In Pamphlet Form

Voting "Aye" 6

Voting "Nay" 0

The undersigned being the duly qualified and Acting Deputy City Clerk of the City of Le Roy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)



Jessica Carroll, Deputy City Clerk of the
City of Le Roy, McLean County, Illinois

Dated: January 15, 2024



ORDINANCE NO. 24-01-03-53

**AN ORDINANCE ADOPTING THE 2021
INTERNATIONAL RESIDENTIAL CODE**

WHEREAS, the City of Le Roy has previously adopted the 2006 International Residential Code incorporated as Section 9-1-4 of the Le Roy Municipal Code; and

WHEREAS, the City of Le Roy desires to adopt the 2021 International Residential Code; and

WHEREAS, the City has authority, pursuant to 50 ILCS 2020/0.01 and 65 ILCS 5/1-3-1 to adopt Rules and Regulations, which have been prepared by nationally recognized technical trade or service associations, including but not limited to, building codes, plumbing codes, electrical codes, fire prevention codes and other similar codes; and

WHEREAS, it is in the best interests of the health, safety and welfare of the citizens of Le Roy to adopt the 2021 International Residential Code with modifications, amendments and deletions as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Le Roy, McLean County, Illinois, as follows:

Section 1. That the 2021 International Residential Code be and the same is hereby adopted with the modifications, amendments and deletions as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. That Section 9-1-4 of the City of Le Roy Municipal Code be and the same is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. That three copies of the 2021 International Residential Code have been kept on file in the office of the Municipal Clerk for a period of thirty (30) days before the adoption of this Ordinance.

Section 4. Recitals. The foregoing Recitals are incorporated herein and form a part of this Ordinance.

Section 5. Publication. The City Clerk be and is hereby authorized and directed to publish this Ordinance in pamphlet form as provided by law.

Section 6. Severability. In the event any part of this Ordinance shall be found and determined to be invalid by a Court of competent jurisdiction, all valid parts that are severable from this invalid part shall remain in full force and effect.

Section 7. Repealer. All ordinances or parts of ordinances in conflict herein, are hereby repealed, provided, however, that nothing herein contained shall affect any rights, action, or causes of action, which have accrued to the City of Le Roy, prior to the effective date of this Ordinance.

Section 8. Effective Date. This Ordinance shall be in full force and effect ten (10) days following its publication in pamphlet form as provided by law.

EXHIBIT A

**2021 INTERNATIONAL RESIDENTIAL CODE
City of Le Roy**

(See attached)

Adoption of the International Residential Code 2021 with Amendments. There is hereby adopted by the City of Le Roy for the purpose of regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use of maintenance of building systems in residential buildings thereto, a building code known as the International Residential Code, 2021 Edition, published by the International Code Council, as amended thereto with specific additions, deletions, insertions, modifications, and amendments, as set forth in this Chapter which said Code as so amended is hereinafter referred to as the "International Residential Code." The provisions of said Code are hereby adopted and incorporated as fully as if set out at length and the provisions thereof as added, deleted, inserted, modified and amended by this Chapter shall be controlling in regard to all matters pertaining to the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use of or maintenance of building systems in residential buildings thereto. Amendments to the International Residential Code. The International Residential Code, 2021, is amended as follows:

1. In Section 101.2 – Delete the exceptions and insert the phrase "in zero lot-line construction" before the words "townhouses not more than three stories above grade plan in height with a separate means of egress and their accessory..."
2. Delete Sections 102.4 inclusive of the exception, 102.4.1, and 102.4.2 and substitute the following: The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and other adopted codes and standards, the more restrictive provisions shall apply.
3. Delete Section 103 – Department of Building Safety and insert in lieu therefore the following:
Section 103 – Department of Building and Zoning

Section 103.1 – Building Inspection Department. The Department of Building and Zoning of the City of Le Roy shall be the "Department of Building Safety" as that term is used in this Code.

Section 103.2 – Code Enforcement Officer. The Code Enforcement Officer of the City of Le Roy shall be the "Building Official" as that term is used in this code.

Section 103.3 – Restrictions of Employees. The Code Compliance Officer or employee connected with the Department of Building and Zoning except one whose only connection is that of a member of the Zoning Board of Appeals established under the provision of Section 10-2-1-1 of the Municipal Code of the City of Le Roy, Illinois, 2003, as amended, shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the preparation of the plans or the specifications therefore, unless he is the owner of the building, nor shall such officer or employee engage in any work which conflicts with his official duties or with the interests of the Department.

4. Section 104.6 – Right of Entry. Delete this entire section and substitute therefore the following: The Code Compliance Officer or his designee is authorized to enter a structure or premises to inspect, subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the Code Official is authorized to seek a search warrant as authorized by law.
5. Section 105.2 – Work Exempt from Permit. Delete section Building in its entirety.
6. Add at the beginning of Section 105.5 – Expiration as follows: Every permit issued shall expire and become invalid one year after the issuance or a later date if a later date is indicated on the permit by the building official. A permittee holding an unexpired permit may apply for a one-time ninety (90) day extension provided the permittee can show good and satisfactory reasons that the work cannot be completed within the initial one year period. No additional fee is required for a one-time extension.
7. Section 105.8 – Responsibility. Add at the end of the Section the Following: Condition of Permits: A construction permit issued pursuant to the Residential Code does not permit a person to perform electrical, plumbing, or other mechanical work. All construction work performed in the City of Le Roy shall be performed in accordance with all plans and specifications submitted to the City of Le Roy for the issuance of a permit. It shall be unlawful for any person to perform construction in a manner not consistent with the permit issued. It shall be unlawful for any person to perform construction work which a permit is required without a permit. It shall be unlawful for any person to perform construction work after a stop work order has been issued. All framing, mechanical, plumbing, and electrical work must be inspected before being covered. It is the responsibility of the permit holder to call for all inspections. No permit shall be assigned or transferred to any other person.
8. Add the following Section 105.10 – Additional Permit Requirements. Section 105.10 – Miscellaneous Permit Requirements. No building permit shall be issued until the following conditions are met:
 - a. Application for Service. No person, firm, corporation or agency shall be issued a building permit under this chapter unless and until all applicable requirements are met as set forth in Section 8-1-2 of the Municipal Code of the City of Le Roy, 2003, as amended. This subsection shall not apply to building permits issued solely for the alteration, repair, shoring, or maintenance of existing building structures unless it involves replacing the water supply service to the city main.
 - b. No person, firm, corporation or agency shall be issued a building permit under this chapter unless and until a sewer connection permit has been obtained for the proposed construction. This subsection shall not apply to building permits issued solely for alteration, repair, shoring, or maintenance of existing buildings or structures.

- c. No person, firm, corporation, agency, partnership or other entity shall undertake or cause to be undertaken any type of alteration to the exterior of any property designated a historical landmark by the City of Le Roy or any property located within an area designated as a historical district by the City of Le Roy or any property located within an area designated as a historical district without first submitting plans and obtaining from the City of Le Roy a building permit for such alteration. As used herein, the term alterations means any type of modification or repair including but not limited to maintenance, shoring, repair work, alteration, additions, rejuvenations, rehabilitations, remodeling, or any other action which changes in any manner the existing physical appearance of such property, except painting. In addition to the general penalties set forth in this Chapter, any violation of the foregoing shall be subject to the following: (a) Equitable relief as provided by law; or (b) A fine in any amount no more than five hundred dollars (\$500.00) for each offense. A separate and distinct offense shall be regarded each day upon which said violation shall continue after knowledge or notification of the existence thereof to or by the violator.

9. Section 106.3.1 – Approval of Construction Documents. Delete this section.
10. Amend Section 109.1.5 – Other Inspections to include: In addition to the called inspections above, a site inspection prior to excavation, pre-footing inspection prior to the placement of concrete and a lot grading inspection shall be required inspections enforced by the Department of Building and Zoning.
11. Delete Section 112 and substitute therefore, the following: Section 112 – Zoning Board of Appeals – All persons shall have the right to appeal any decision of the Code Compliance Officer to the Zoning Board of Appeals of the City of Le Roy in the manner provided by Section 10-2-6 of the Municipal Code of the City of Le Roy, 2003, as amended, except no appeal may be taken after the City of Le Roy has initiated legal or administrative proceedings seeking compliance with this Code or fines for violation of this Code.
12. Delete Section 113.3 – Prosecution of Violation and substitute therefore: In case of a violation of any provision of this Code, the Code Compliance Officer may cause to be instituted the appropriate proceeding at law or equity with the City’s Administrative Process to obtain penalties or to restrain, correct or abate such violation, or to require the removal or termination of an unlawful occupancy of the structure. The City may take action to abate any violation, and any costs incurred in abating such violations may be charged against the real estate upon which such abatement occurs and shall be a lien upon such property.
13. Delete the existing language of Section 113.4 – Violation Penalties and substitute in lieu therefore the following: Section 113.4 Violation Penalties. Any person, firm, or corporation violating any provision of this Code shall be subject to the penalty provisions provided in the Municipal Code of the City of Le Roy, Illinois, 2003, as amended.

14. Amend Table No. 301.2(1) Climatic and Geographic Design Criteria as follows:
 - a. Amend Table 301.2(1) by inserting (20psf) under "Ground Snow Load".
 - b. Amend Table 301.2(1) by inserting (107 mph) under "Wind Design (Speed)".
 - c. Amend Table 301.2(1) by inserting (No) under "Wind Design" (Topographical effects).
 - d. Amend Table 301.2(1) by inserting (No) under "Wind Design" (Special wind region).
 - e. Amend Table 301.2(1) by inserting (No) under "Wind Design" (Wind-borne debris zone).
 - f. Amend Table 301.2(1) by inserting (A) under "Seismic Design Category".
 - g. Amend Table 301.2(1) by inserting (Severe) under "Subject to Damage From" (Weathering).
 - h. Amend Table 301.2(1) by inserting (40") under "Subject to Damage From" (Frost line Depth).
 - i. Amend Table 301.2(1) by inserting (Moderate to Heavy) under "Subject to Damage From (Termite).
 - j. Amend Table 301.2(1) by inserting (Yes) under "Ice Barrier Underlayment Required."
 - k. Amend Table 301.2(1) by inserting (Engineering Insurance Study) under "Flood Hazards."
 - l. Amend Table 301.2(1) by inserting (2000) under "Air Freezing Index."
 - m. Amend Table 301.2(1) by inserting (51 degrees) under "Mean Annual Temp."
15. Delete the word "Townhouse" from Sections 302.2, 302.2.1, 302.2.2, 302.2.3, and 302.2.6 and insert "Zero Lot Line Units".
16. Amend Section 302.2 – Townhouses to read: Section 302.2 – Zero Lot Line Units. Each zero lot line unit shall be considered a separate building and shall be separated by 2-hour assembly from the foundation to the roof underside. The assembly shall be continuous and shall not be interrupted by unit partitions. This assembly shall be UL listed or USG approved.
17. Amend Section 302.6 – Dwelling/garage fire separation by adding the following sentence: With a detached garage where the separation between the garage and another structure is less than ten (10) feet, the entire garage shall be protected by ½ gypsum board applied to the inside of the garage.
18. Amend Section R311.7.8 – Handrails, specifically R311.7.8.1 through R331.7.8.5 as follows: The Code Official shall have authority to provide relief from the provisions of these restrictions where an existing structure is located in a designated Historic District or included in a City Initiated historic survey as a potential historic structure. The relief shall be limited to exterior applications and attributed to maintaining the architectural integrity of the structure as approved by City Council.

19. Amend Section R312.1 Guards, specifically R312.1.3 as follows: The Code Official shall have the authority to provide relief from the provisions of these sections where an existing structure is located in a designated Historic District, or included in a City Initiated historic survey as a potential historic structure. The relief shall be limited to exterior applications and attributed to maintaining the architectural integrity of the structure as approved by City Council.

20. Delete Section 313 – Automatic Fire Sprinkler Systems

21. Amend Section 401.3 – Drainage to read: Lot grading shall comply with the approved verified subdivision grading plan as submitted by the lot developer. In addition, sump pump discharge lines shall be connected to the storm drainage system where provided.

22. Amend Section 403.1.6 – Foundation Anchorage. Delete exceptions 2 and 3.

23. Delete the following Chapters in their entirety.

- a. Chapter 11 – Energy Efficiency
- b. Chapter 25 – Plumbing Administration
- c. Chapter 26 – General Plumbing Requirements
- d. Chapter 27 – Plumbing Fixtures
- e. Chapter 28 – Water Heaters
- f. Chapter 29 – Water Supply Distribution
- g. Chapter 30 – Sanitary Drainage
- h. Chapter 31 – Vents
- i. Chapter 32 – Traps
- j. Chapter 33 – Storm Drainage
- k. Chapter 34 – General Requirements
- l. Chapter 35 – Electrical Definitions
- m. Chapter 36 – Services
- n. Chapter 37- Branch Circuit Feeder Requirements
- o. Chapter 38 – Wiring Methods
- p. Chapter 39 – Power and Lighting Distribution
- q. Chapter 40 – Devices and Luminaries
- r. Chapter 41 – Appliance Installation
- s. Chapter 42 – Swimming Pools
- t. Chapter 43 – Class 2 Remote Control Signaling and Power-Limited Circuits

24. Delete the following Appendices:

- a. Appendix AA. Sizing and Capacities of Gas Piping
- b. Appendix AB. Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents

- c. Appendix AC. Exit Terminal of Mechanical Draft and Direct-Vent Venting Systems
- d. Appendix AD. Recommended Procedure for Safety Inspection of an Existing Appliance Installation.
- e. Appendix AE. Manufactured Housing Used as Dwellings
- f. Appendix AF. Radon Control Methods.
- g. Appendix AG. Piping Standards for Various Applications
- h. Appendix AH. Patio Covers.
- i. Appendix AI. Private Sewage Disposal
- j. Appendix AJ. Existing Buildings and Structures
- k. Appendix AK. Sound Transmission
- l. Appendix AL. Permit Fees
- m. Appendix AM. Home Day Care – R-3 Occupancy
- n. Appendix AN. Venting Methods
- o. Appendix AO. Automatic Vehicular Gates
- p. Appendix AP. Sizing of Water Piping System
- q. Appendix AR. Light Straw Clay Construction
- r. Appendix AS. Strawbale Construction
- s. Appendix AV. Board of Appeals

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion
Made by Kyle Merkle and seconded by Justin Morfey by roll call vote on the 15th Day
of January 2024, as follows

Aldermen elected 8

Aldermen Present 6

Voting Aye: Dawn Hanafin, Justin Morfey, Kyle Merkle, Patti Welander, Ron Legner,
Matt Steffen.

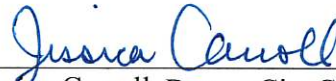
Voting Nay: None

Absent: Kelly Lay, Sarah Welte

Abstain: None

Other: None

and deposited and filed in the office of the City Clerk in said municipality on the 15th
Day of January 2024.



Jessica Carroll, Deputy City Clerk of the City
of Le Roy, Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 15th Day of
January, 2024



Steven M. Dean, Mayor of the City of Le Roy,
Mc Lean County, Illinois

ATTEST: (SEAL)



Jessica Carroll, Deputy City Clerk of the City of
Le Roy, Mc Lean County, Illinois

CERTIFICATE

I, Jessica Carroll, certify that I am the duly appointed and acting municipal Deputy Clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **January 15, 2024** the Corporate Authorities of such municipality passed and approved **Ordinance No. 24-01-03-53 entitled:**

**AN ORDINANCE ADOPTING THE INTERNATIONAL
RESIDENTIAL CODE**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 24-01-03-53**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **January 15, 2024** 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 Le Roy, Illinois this 15th Day of January 2024.

(SEAL)



Jessica Carroll, Deputy City Clerk of the
City of Le Roy, McLean County, Illinois



STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Jessica Carroll, do hereby certify that I am the duly qualified and acting Deputy City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.


I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE ADOPTING THE INTERNATIONAL
RESIDENTIAL CODE**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 15th Day of January 2024, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 15th Day of January 2024

(SEAL)



Jessica Carroll, Deputy City Clerk of the
City of Le Roy, McLean County, Illinois

