



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Office
FROM: Elizabeth H. Tyler, AICP, City Planner/Director
DATE: January 17, 2007
SUBJECT: Adoption of the 2003 International Code Series

Introduction and Background

Please refer to the January 4, 2007 Memorandum for Description, Background and Issues discussion of the proposed adoption of the 2003 International Code Series.

Update

An amended version of two sections of the ordinance is attached with revisions shown by means of strike outs and underline.

Section 1208.3.1 from the Building Code, page III-6 has been deleted as this is addressed in the Property Maintenance Code and is better situated in that code.

Section PM-305.3 of the Property Maintenance Code, page IX-8 is amended to add mold to the interior surface section.

Section PM-106.4 concerning fines is to be amended by the legal department as directed by the Mayor.

Prepared by:

Gordon R. Skinner
Building Safety Division Manager

Attachments: Proposed Property Maintenance Code, Page IX-8
Proposed Building Code, Page III-6

Property Maintenance Code

Section 304.19 Parking Area Illumination: Parking area lighting fixtures shall be maintained in good condition.

Section PM 305.3 entitled "Interior Surfaces," is amended to read as follows:

PM-305.3 Interior Surfaces: All interior surfaces, including windows and doors, shall be maintained in good, clear and sanitary condition, free of mold, mildew and similar substances. 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.

Section PM-305.3.1 entitled "Bathroom and Kitchen Floors," is added and reads as follows:

PM-305.3.1 Bathroom and Kitchen Floors: Every toilet, bathroom, and kitchen floor surface shall be constructed and maintained as to permit such floors to be kept in a clean and sanitary condition.

Section PM-305.3.2 entitled "Kitchen and Bathroom Walls and Counters," is added and reads as follows:

PM-305.3.2 Kitchen and Bathroom Walls and Counters: Every toilet room, bathroom, and kitchen wall and counter surface shall be constructed and maintained so as to permit such surfaces to be kept in a clean and sanitary condition. Where such surface is exposed to direct contact with water, it shall be substantially impervious to water.

Section PM-305.3.3 entitled "Basements, Cellars, Crawl Spaces," is added and reads as follows:

PM-305.3.3 Basements, Cellars, Crawl Spaces: In every building, basements, cellars, and crawl spaces shall be maintained as to prevent conditions conducive to decay or deterioration of the structure. All areas shall not be permitted to accumulate junk, rubbish, and waste to such an extent as to create a fire hazard or to endanger public health or safety.

Section PM-305.3.4 entitled "Continual Flooding Incidents," is added and reads as follows:

PM-305.3.4 Continual Flooding Incidents: Continued or repeated incidents of building flooding as determined from the official records as provided in Section PM- 104.7 of this Code will require the unit to be vacated without recourse under the provisions of Section PM- 108.1 of this Code.

Section PM-305.3.5 entitled "Supplied Fixtures and Equipment," is added and reads as follows:

PM-305.3.5 Supplied Fixtures and Equipment: The owner or occupant of a structure or part thereof shall keep the supplied equipment and fixtures therein clean and sanitary, and shall be responsible for the exercise of reasonable care in their proper use and operation. The owner shall maintain the equipment and fixtures in a good and proper operating condition.

Section PM-305.3.6 entitled "Furnished by the Occupant," is added and reads as follows:

PM-305.3.6 Furnished by the Occupant: The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free of defects, leaks, or obstructions.

Section PM-307.3.1 entitled "Garbage Facilities," is amended to read as follows:

PM-307.3.1 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 for the use of the occupants in each dwelling unit, or an approved leak-proof outside garbage container. Such facilities shall be sufficient to meet the needs of the occupants.

Section PM-308.2 entitled "Owner," is amended and reads as follows:

Building Code

- (A) All buildings subject to these requirements shall have a minimum of ten percent (10%) of the total number of dwelling units therein, but not less than two units, located on the ground floor level;
- (B) All doors that allow passage into and within all such buildings and into and within all dwelling units subject to these requirements are sufficiently wide to allow passage by persons with disabilities who use wheel chairs;
- (C) The adaptable dwelling units shall be proportionately distributed throughout all types of units and locations. The adaptable units within a building shall provide comparable area and number of rooms and shall provide the same design elements.
- (D) When the accessible floor level contains parking spaces within the building perimeter adjacent to the dwelling units, the following requirements shall apply:
 - 1.) The common walls between the parking area and the dwelling units shall have a sound transmission rating of not less than 55 for airborne noise when tested in accordance with ASTM E90. EXCEPTION: Designs that incorporate an access corridor between the dwelling unit and the parking area separation wall shall have a sound transmission rating of not less than 45 for the dwelling unit wall.
 - 2.) The accessible route to the adaptable dwelling units shall provide the same weather protection characteristics of the route to other dwelling units.
 - 3.) All design elements provided to the non-adaptable dwelling units shall also be provided to the adaptable dwelling units.
 - 4.) Adaptable dwelling units shall be placed in a manner that will locate a minimum of two units together.
 - 5.) Doors from the dwelling unit shall not be permitted to open directly into the parking area.
- (E) All dwelling units subject to these requirements shall contain the following features of adaptable design:
 - 1.) An accessible route into and through the dwelling unit;
 - 2.) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
 - 3.) Reinforcement in bathroom walls to allow later installation of grab bars around the toilet, tub shower stall, and shower seat, where such facilities are provided and;
 - 4.) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Section 1101.2.2 "Referenced Standards and Guidelines" The elements specified in Section 1101.2.1 shall comply with the Illinois Accessibility Code, (Section 400.360 Requirements for Adaptable Dwelling Units).

Section 1211 entitled "Security Standards for Residential Structures is added and reads as follows: (formerly Section 627).

Section 1211.0 Security Standards for Residential Structures

Section 1211.1 Where Required: All buildings of Use Group R-1, R-2, R-3, and R-4 shall comply with the requirements of this Section as defined in 1211.1.1 through 1211.1.3.

Section 1211.1.1: All new buildings constructed after the effective date of this Ordinance.

Deleted: Section 1208.3.1 entitled "Area for Sleeping Purposes," is added and reads as follows:¶
¶
Section 1208.3.1 Area for Sleeping Purposes: Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area, and shall contain an additional 50 square feet for each additional occupant thereafter.¶

ORDINANCE NO. 2007-01-006

AN ORDINANCE ADOPTING BUILDING AND FIRE SAFETY CODES WITH ADDITIONS, DELETIONS AND MODIFICATIONS AND REPEALING CERTAIN SECTIONS OF THE CODE OF ORDINANCES CITY OF URBANA, ILLINOIS (CHAPTER 5 OF THE URBANA CODE OF ORDINANCES).

WHEREAS, for the purpose of establishing rules and regulations to protect the public health, safety and welfare with respect to the construction, alteration, moving, removal, demolition, equipment, use, occupancy, and maintenance of buildings and structures, the City of Urbana desires to adopt and to keep current building and fire safety codes; and

WHEREAS, 65 ILCS 5/1-3-2 and 50 ILCS 220/2 both provide that where rules, regulations, and codes for the construction of buildings have been printed in book form, such rules, regulations, and codes, or portions thereof, may be adopted by reference; and

WHEREAS, the Urbana Building Safety Code Board of Appeals reviewed the 2003 International Code Series for adoption by Urbana at a meeting on December 6, 2006 and did recommend adoption of said codes by the City of Urbana; and

WHEREAS, the Urbana Property Maintenance Code Board of Appeals reviewed the 2003 International Property Maintenance Code for adoption by Urbana at a meeting on December 12, 2006 and did recommend adoption of said code by the City of Urbana, and

WHEREAS, three copies of the 2003 International Code Series, including the International Building Code, International Residential Code, International Property Maintenance Code, International Mechanical Code, International Plumbing Code and the International Fire Code containing the rules and regulations hereafter adopted have been filed in the Office of the City Clerk for use and examination by the public for at least thirty (30) days prior to their adoption; and

WHEREAS, although three copies of such Codes have been filed with the City Clerk as recited above, this Ordinance adopting such Codes as hereinafter set forth, is adopted pursuant to the provisions regarding home rule of the Illinois Constitution of 1970 and is to be regarded as an exercise of the home rule powers of the City of Urbana.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. All of Chapter 5 of the Urbana Code of Ordinances is hereby repealed upon this Ordinance taking effect.

Section 2. Nothing in this Ordinance or in the Building and Safety Codes herein adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing under the Ordinance hereby repealed; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3. That the attached Chapter 5 of the Urbana Code of Ordinances is hereby enacted, containing the following Articles:

Article I	General
Article II	Building Official
Article III	Building Code
Article IV	Residential Code for One- and Two-Family Dwellings
Article V	Reserved
Article VI	Electrical Code
Article VII	Plumbing Code

Article VIII	Mechanical Code
Article IX	Property Maintenance Code
Article X	Reserved
Article XI	Flood Hazard Areas
Article XII	Mobile Home Parks and Mobile Homes
Article XIII	Fire Prevention Code

Section 4. Should any section, paragraph, sentence, clause, phrase, or word of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, or section.

Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect as of midnight on the _____ day of _____ 2007.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council.

PASSED by the City Council this ____ day of _____, 2007.

AYES: _____
 NAYS: _____
 ABSTAINS: _____

 Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2007.

 Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2007, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled, "An Ordinance Adopting Building and Fire Safety Codes," which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. ____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2007, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this ____ day of _____, 2007.

SEAL

Phyllis D. Clark, City Clerk