

CITY OF WEST CHICAGO

PUBLIC AFFAIRS COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

AN ORDINANCE MODIFYING
CHAPTER 4, ARTICLE I, BUILDING CODE,
OF THE CODE OF ORDINANCES
OF THE CITY OF WEST CHICAGO

ORDINANCE NO. 2023-O-0029

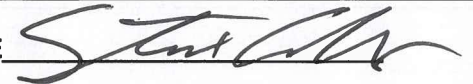
AGENDA ITEM NUMBER: 7.D.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: August 21, 2023
COUNCIL AGENDA DATE: August 21, 2023

STAFF REVIEW: Stuart J Caravello, Chief Building Official

SIGNATURE



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The City of West Chicago Building Code currently enforces the 2015 International Building Code with amendments. This ordinance would be an adoption of the 2021 International Building Code which would allow the City of West Chicago to enforce the latest edition of the International Building Code as set forth by the International Code Council.

No significant changes have been made to the International Building Code, but by adopting the latest edition of the building code we will be in compliance with International Code Council mandates of adopting a code within three cycles.

The international Code Council updates the building code every three years. (2012, 2015, 2018, 2021 etc.)

ACTIONS PROPOSED:

Consideration of the proposed adoption to the 2021 International Building Code and Illinois Plumbing Code with amendments:

- International Residential Code, 2021 w/ Appendixes A-K inclusive
- International Building Code, 2021 w/ Appendixes F-J inclusive
- National Electrical Code (NEC), 2020
- International Fire Code, 2021
- International Mechanical Code, 2021
- International Fuel Gas Code, 2021
- International Existing Building Code, 2021
- International Swimming Pool and Spa Code, 2021
- Illinois State Plumbing Code, 2014 (*State statute*)
- Illinois Accessibility Code, 2018 (*State statute*)
- International Property Maintenance Code, 2021
- International Energy Code, 2021 (*State statute*)
- NFPA 101 – Life Safety Code, 2021 (*State statute*)

CITY OF WEST CHICAGO

COMMITTEE RECOMMENDATION:

Pending Public Affairs Committee Approval from August 21, 2023 meeting.

Attached - Building Code Update

ORDINANCE NO. 23-O-0029

**AN ORDINANCE MODIFYING
CHAPTER 4, ARTICLE I, BUILDING CODE,
CHAPTER 7, ARTICLE II, HOUSING CODE &
CHAPTER 11, ARTICLE II, OFFENSES
OF THE CODE OF ORDINANCES
OF THE CITY OF WEST CHICAGO**

WHEREAS, the City of West Chicago is authorized, pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq., to establish requirements relating to the regulation of construction of buildings and other structures; and,

WHEREAS, the City of West Chicago is a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and,

WHEREAS, the City Council of the City of West Chicago has determined that it is reasonable and in the best interest for the City to update its building codes from time to time to keep pace with current building standards and practices.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. Chapter Four of West Chicago Code of Ordinances is amended by adopting the following codes with amendments as shown in the attached exhibit:

- A. Building Code Requirements - 2021 International Building Code
- B. Existing Building Code Requirements - 2021 International Existing Building Code
- C. Residential Code Requirements - 2021 International Residential Code
- D. Electrical Code Requirements - 2020 National Electrical Code
- E. Mechanical Code Requirements - 2021 International Mechanical Code
- F. Fuel Gas Code Requirements - 2021 International Fuel Gas Code
- G. Plumbing Code Requirements - 2014 Illinois State Plumbing Code
- H. Plumbing Code Requirements - 2021 International Plumbing Code
- I. Fire Protection Requirements - 2021 International Fire Prevention Code
- J. Property Maintenance Code Requirements - 2021 International Property Maintenance
- K. Energy Code Requirements - 2018 Energy Conservation Code
- L. Life Safety Code - 2021 NFPA 101
- M. Accessibility Requirements, from the 2010 ADA Standards for Accessible Design and the 2018 Illinois Accessibility Code.

Section 2. All ordinances and resolutions or parts thereof, in conflict with the provisions of this Ordinance, to the extent of each conflict, are expressly repealed.

Section 3. Upon passage, the attachment will be formatted for inclusion in a manner appropriate for City of West Chicago Code of Ordinances.

Section 4. This Ordinance shall be in full force and effect after published in form as provided by law beginning January 1, 2024.

PASSED this _____ day of _____, 2023.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Ward 7 - Vacant	

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2023.

Mayor Ruben Pineda

ATTEST:

Executive Office Manager Valeria Perez

PUBLISHED: _____