



## CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

**Meeting Date:** June 3, 2024

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Second Reading Ordinance – 2021 International Property Maintenance Code Adoption Amendment

**Explanation:** The City has previously adopted and enforces some of the International Code Council's (ICC) regulations pertaining to building construction. However, the City has not adopted the ICC International Property Maintenance Code (IPMC). The IPMC establishes "minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions." The IPMC is referenced in both the International Building Code and International Residential Code, so the City already pseudo-enforces it. However, staff feels that its full adoption would allow for another means in which to ensure a minimal level of property and building maintenance. Each area municipality that has adopted and enforces building codes also enforces one of the three last versions of the IPMC with the exception of the Village of Eureka.

**Fiscal Impact:** There does not figure to be much additional expenditure as a result of adopting the IPMC. It would provide another layer to handle a variety of building and property maintenance and assist with the adjudication of cases with the City's Hearing Officer to seek abatement.

**Action Requested:** Approval of the code amendment pertaining to the adoption of the 2021 International Property Maintenance Code. Following interest from some on the Council to consider a more immediate adoption of the 2021 IPMC version as part of the first reading ordinance on May 20, staff did a comparison between the 2018 and 2021 editions. There are no substantive changes and as a result, staff recommends adoption of the 2021 edition. A second reading ordinance is scheduled for the June 3 Council meeting. **A revised ordinance is attached with the three following changes noted:**

- Section 103.1 (Creation of Agency) in the 2021 version is new and states the following: "The Planning and Development Department shall be responsible for the implementation, administration and enforcement of the provisions of this code. The official in charge related to the implementation, administration and enforcement of this code shall be the Code Enforcement Officer. The Code Enforcement Officer shall be known as the code official hereunder."
- Section 103.5 (Fees) in the 2018 version no longer has a reference in the 2021 edition to the insertion of a fee schedule. As a result, it has been removed from the new draft ordinance.
- Section 112.4 in the 2018 version is now Section 110.4 in the 2021 version.

This will be scheduled to become effective starting on July 15. That allows for the notification of its adoption to the Capital Development Board at least 30 days prior to the effective date as required by state statute.

ORDINANCE NO. \_\_\_\_\_

(Synopsis: Approval of this ordinance would adopt the 2021 edition of the International Property Maintenance Code. The newly adopted code would go into effect starting July 15, 2024.)

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF  
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING PART OF CHAPTER 160  
ENTITLED "BUILDING CODE"**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON,  
TAZEWELL COUNTY, ILLINOIS, as follows:**

**Section 1.** That § 160.003 of Chapter 160 of the Washington Municipal Code is hereby amended as follows:

**"§ 160.003 ADOPTION OF INTERNATIONAL BUILDING CODE & COMMENTARY, 2018 EDITION (IBC), INTERNATIONAL RESIDENTIAL CODE & COMMENTARY, 2018 EDITION (IRC), INTERNATIONAL MECHANICAL CODE, 2018 EDITION (IMC), THE NATIONAL ELECTRICAL CODE (NEC), CURRENT EDITION, THE ILLINOIS PLUMBING CODE, CURRENT EDITION, AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, EDITION ENFORCED BY THE OFFICE OF THE STATE FIRE MARSHAL, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION (IPMC), BY REFERENCE**

The International Building Code & Commentary, International Residential Code & Commentary, International Mechanical Code, the National Electrical Code, the Illinois Plumbing Code, ~~and~~ the NFPA 101 Life Safety Code, and the International Property Maintenance Code, are adopted by reference as the Washington Building Code, in their entirety, excepting therefrom those insertions, additions, changes, and deletions hereinafter described in § 160.005."

**Section 2.** That § 160.004 of Chapter 160 of the Washington Municipal Code is hereby amended as follows:

**"§ 160.004 APPLICABILITY**

(A) International Building and International Residential Code and International Mechanical Code.

- (1) The IBC shall apply to the design, new construction, structural alteration, interior alteration, and addition of and to all buildings and structures, as provided in the IBC, and their accessory structures, as defined in the IRC Code.
- (2) The IRC shall apply to the design, new construction, structural alteration and addition of and to detached one- and two-family dwellings and one-family townhouses as provided in the IRC, and their accessory structures, as defined in the IRC.
- (3) The IMC shall apply to the design, new construction, structural alteration, interior alteration, and addition of and to all buildings and structures, as provide in the IMC.

(B) Illinois Plumbing Code.

- (1) The Illinois Plumbing Code shall apply to the design and installation of all plumbing fixtures, materials, and plumbing systems in connection with new construction, structural alteration, and addition of and to all buildings and structures, as defined in the Illinois Plumbing Code.

(C) National Electrical Code.

- (1) The National Electrical Code shall apply to the design and installation of all electrical fixtures, materials and electrical systems in connection with new construction, structural alteration, and addition of and to all buildings and structures, as defined in the National Electrical Code.

(D) NFPA 101 Life Safety Code.

- (1) The NFPA Life Safety Code shall apply to the design, new construction, structural alteration and addition of and to all buildings and structures, excluding one- and two-family dwellings and public schools, as defined in the NFPA 101 Life Safety Code.

**(E) International Property Maintenance Code.**

- (1) **The International Property Maintenance Code shall apply to all existing residential and nonresidential structures and all existing premises and constitutes the minimum requirements and standards for premises, structures, equipment and facilities. In the event of a conflict between the International Property Maintenance Code and this Code, the most restrictive provision shall apply.**

**Section 3.** That § 160.005 of Chapter 160 of the Washington Municipal Code is hereby amended as follows:

**“§ 160.005 INSERTIONS, ADDITIONS, CHANGES, AND DELETIONS TO INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, AND NATIONAL ELECTRIC CODE, AND INTERNATIONAL PROPERTY MAINTENANCE CODE**

(A) International Building Code insertions, additions, changes, and deletions.

- (1) Section 101.1. Insert as "Name of jurisdiction" the following: "City of Washington."
- (2) Section 105.1. Delete Section 105.1 in its entirety and insert the following: "Building permit requirements are contained in Section 154.236 of the Code of Ordinances of the City of Washington, entitled "Permits".
- (3) Section 107. Insert the following as part of Section 106.1: "The Construction documents shall be drawn to scale and show the size and depth of the footing/foundation; the dimensioned floor plan, the plan elevations, the electrical plan, and the plumbing plan. Construction documents for new construction, structural alteration, or addition of and to

buildings or structures for commercial and industrial use must be reviewed and sealed by a registered design professional.

- (4) Section 107.2.5. Delete Section 107.2.5 in its entirety and insert the following as Section 107.2.5: "There shall also be a site plan, which shall comply with the requirements of Section 154.236(A)(2) of the Code of Ordinances of the City of Washington."
- (5) Section 110.3. Delete Section 110.3 in its entirety and insert the following as Section 110.3: "Inspections shall focus solely upon work which is the subject of the Building Permit. It is the owner's responsibility to notify the City, or have the City notified, during normal business hours, at least one (1) business day (twenty four (24) hours) in advance of the time the following phases of construction shall be completed:
  - (a) Prior to pouring footings and after completion of foundation prior to backfill;
  - (b) Upon completion of underground parking;
  - (c) Prior to covering over the framing and roughed-in electrical and plumbing; and
  - (d) Upon completion of the building or structure and before the issuance of the certificate of occupancy.

The City may inspect the property at any time and from time to time. Upon proper notification as above provided, the City shall inspect the construction in a timely manner. If the owner shall have notified the City in a timely manner as provided above as to each applicable phase of construction, an inspection is not required prior to the owner or contractor progressing with construction."

- (6) Section 114.4. Delete Section 114.4 in its entirety and insert the following as Section 114.4: "Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code official, shall be subject to the penalties and provisions of Section 154. 999 of the Code of Ordinances of the City of Washington. Each day that a violation continues after due notice has been given shall be deemed a separate offense."
  - (7) Chapter 27. Chapter 27 - Electrical is hereby deleted in its entirety.
  - (8) Chapter 29. Chapter 29 - Plumbing Systems is hereby deleted in its entirety.
  - (9) Chapter 31. Chapter 31 - Special Construction. Delete Section 3106 Marquees. Delete Section 3107 Signs. Delete Section 3108 Radio & Television Towers."
- (B) International Residential Code insertions, additions, changes, and deletions.
- (1) Section R101.1. Insert as "Name of Jurisdiction" the following: "City of Washington."

- (2) Section R105.1. Delete Section R105.1 in its entirety and insert the following: "Building permit requirements are contained in Section 154.236 of the Code of Ordinances of the City of Washington, entitled "Permits."
- (3) Section R105.2. Delete exemptions 1 and 2.
- (4) Section 106.1. Insert the following as part of Section 106.1: "The construction documents shall be drawn to scale and show the size and depth of the footing/foundation; the dimensioned floor plan, the plan elevations, the electrical plan, the plumbing plan."
- (5) Section R106.2. Delete Section R106.2 in its entirety and insert the following as Section R106.2: "There shall also be a site plan, which shall comply with the requirements of Section 154.236(A)(2) of the Code of Ordinances of the City of Washington."
- (6) Section R108.3. Delete Section R108.3 in its entirety and insert the following as Section R108.3: "The fees charged for plan examination, building permits, and inspection shall be those stated and provided in Section 154. 236(A)(6) of the Code of Ordinances of the City of Washington."
- (7) Section R 109.1. Delete Section R109.1 in its entirety and insert the following as Section R-109.1: "Inspections shall focus solely upon work which is the subject of the Building Permit. It is the owner's responsibility to notify the City, or have the City notified, during normal business hours, at least one (1) business day (twenty-four (24) hours) in advance of the time the following three (3) phases of construction shall be completed:
  - (a) Prior to pouring footings and after completion of foundation prior to backfill;
  - (b) Upon completion of underground plumbing;
  - (c) Prior to covering over the framing and roughed-in electrical and plumbing; and
  - (d) Upon completion of the building or structure and before the issuance of the certificate of occupancy.

The City may inspect the property at any time and from time to time. Upon proper notification as above provided, the City shall inspect the construction in a timely manner. If the owner shall have notified the City in a timely manner as provided above as to each applicable phase of construction, an inspection is not required prior to the owner or contractor progressing with construction."

- (8) Section R113.4. Delete Section R113.4 in its entirety and insert the following as Section R113.4: "In addition to any other remedies herein provided, the penalties and provisions contained in Section 154.999 of the Code of Ordinances of the City of Washington shall apply to any person, firm, or corporation violating any of the provisions of this code. Each day that a violation is committed, continues, or is permitted shall be deemed a separate offense."
- (9) Section R313.2. Amend Section R313.2 One- and two-family dwelling automatic fire systems to read as follows:

Section R313.2. One- and two-family dwelling fire systems. An automatic residential fire-sprinkler system shall not be required to be installed in one- and two-family dwellings. If one is installed, however, it shall comply with the relevant code sections of the International Residential Code.

- (10) Part IV – Energy Conservation. Part IV – Energy Conservation is deleted in its entirety.
  - (11) Part VII - Plumbing. Part VII - Plumbing is deleted in its entirety.
  - (12) Part VIII - Electrical. Part VIII - Electrical is deleted in its entirety.
  - (13) Appendix H to the IRC, 2018 edition entitled “Patio Covers.”
- (C) National Electric Code insertions, additions, changes, and deletions.
- (1) NEC Table 310.106(A). Amend NEC Table 310.106(A) “Minimum Size of Conductors to require Copper minimum conductor size – 12 gage and Aluminum or Copper-Clad Aluminum minimum conductor size – 10 gage.
  - (2) Section 352.30(B). Amend Section 352.30(B) by adding the following sentence: “Only metallic straps may be used to secure outdoor PVC conduit.

**(D) International Property Maintenance Code insertions, additions, changes, and deletions.**

- (1) Section 101.1. Insert as “Name of Jurisdiction” the following: “City of Washington.”**
- (2) Section 103.1 is deleted in its entirety and the following is substituted in lieu thereof: “The Planning and Development Department shall be responsible for the implementation, administration and enforcement of the provisions of this code. The official in charge related to the implementation, administration and enforcement of this code shall be the Code Enforcement Officer. The Code Enforcement Officer shall be known as the code official hereunder.”**
- (3) Section 110.4 is deleted in its entirety and the following is substituted in lieu thereof: “Failure to comply. Any person who violates, disobeys, omits, neglects, refuses, or fails to comply with any of the provisions of this code shall be punished in accordance with the general penalty provisions set forth in §10.99 of the Washington Municipal Code.”**
- (4) Section 302.4. Insert in place of the bracketed material the following: “eight inches.”**
- (5) Section 304.14. Insert in place of the first bracketed item the following: “March 1” and insert in place of the second bracketed item the following: “December 1.”**
- (6) Section 602.3. Insert in place of the first bracketed item the following: “October 15” and insert in place of the second bracketed item the following: “April 15.”**

**(7) Section 602.4. Insert in place of the first bracketed item the following: “October 15” and insert in place of the second bracketed item the following: “April 15.” “**

**Section 4.** That § 160.007 of Chapter 160 of the Washington Municipal Code is hereby amended as follows:

**“§ 160.007 DEFINITIONS**

**(A) CODE OFFICIAL or BUILDING OFFICAL:** as used in the IBC, IRC, IMC, National Electrical Code, Illinois Plumbing Code, ~~or~~ NFPA 101 Life Safety Code, or IPMC shall mean the City Administrator or his duly authorized agent or designee.”

**Section 5.** If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**Section 6.** That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

**Section 7.** That this Ordinance shall be in full force and effect on July 15, 2024, after its passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk