



**Building Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Tuesday, June 2, 2026 - 1:30 PM**

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. **Consideration and Action to Approve the Minutes of the April 7, 2026, Special Session of the Building Board of Appeals.** (Recommended Motion: The proposed Minutes be Approved.)

5. Regular Agenda

All license creations, amendments or transfers are contingent upon compliance with all building, health and safety codes.

- A. **Presentation and Continued Discussion on the Planned Adoption of the 2021 Editions of the International Code Council Family of Codes, and the 2023 Edition of the National Electric Code.** (Recommended Motion: Presentation and Discussion Only)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



Consent Agenda Item No. 4.A.

For Building Board of Appeals: June 2, 2026

Ward Impacted: City Wide

Subject: Consideration and Action to Approve the Minutes of the April 7, 2026, Special Session of the Building Board of Appeals., as requested by the Development Services Department.

Recommended Motion: The proposed Minutes be Approved.

Strategic Priorities:

Goal: Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BBA Meeting Minutes 07 APR 2026



BUILDING BOARD OF APPEALS MEETING MINUTES

DATE: April 7, 2026

Staff present: Chris McAllister, Building Official; Kelly Pfiefer, Director of Development Services; Samantha Mlot, Economic Development Advocate; Shane Young, Commercial Building Inspector; Shawn Mills, Electrical Inspector; Gayle Price, Fire Inspector;

Called to Order

Roll Call

John Meek, Chair
Mark Holderby - absent
Larry Stevig
Justin Gandhi
Micheal Raikes - absent
Jerry Kelleher
Brian Kiley

Public Comment

None

CONSENT AGENDA

AGENDA ITEM 4A: Approval of Minutes of December 3, 2024 Regular Meeting of the Building Board of Appeals.

Chair asked for a motion for approval of the December 3, 2024 minutes of the Building Board of Appeals. Motioned and seconded. Approved viva voce vote, no nays to announce.

AGENDA ITEM 4B: Approval of Minutes of December 2, 2025 Regular Meeting of the Building Board of Appeals.

Chair asked for a motion for approval of the December 2, 2025 minutes of the Building Board of Appeals. Motioned and seconded. Approved viva voce vote, no nays to announce.

REGULAR AGENDA

AGENDA ITEM 5A: Presentation and Discussion on the Planned Adoption of the 2021 Editions of the International Code Council Family of Codes, and the 2023 Edition of the National Electric Code.

Mr. McAllister described the purpose of the planned code adoption: to provide minimum requirements to protect health, safety and general welfare of the occupants of both new and existing buildings and structures; to provide modern building standards of construction and incorporate new technologies and construction methods. Modern codes also assist in securing federal grants and in lowering insurance costs.

Mr. McAlister presented the updated timeline, with the goal of an August 1, 2026 implementation date. Implementation date may be extended depending on nature of public input and Board of Appeals comments and concerns. A target date of June 2, 2026 is proposed for the Building Board of Appeals to vote on final recommendation for code adoption approval. A date of June 15, 2026 is proposed for presentation to the City Council, and July 13, 20236 proposed as date for City Council Approval.

Plans for public outreach were discussed, with the first planned step to provide notification and request for comments to all registered contractors regarding the code adoption. Website for code adoption had also been set up, and will updated as the code adoption progresses. Outreach will also be performed to stakeholder organizations including home builders associations, realtor groups, local labor unions and design professional organizations.

Mr. McAllister reviewed proposed ordinance changes to our ordinances. These included possible removal of contractor registration reciprocity for electrical and mechanical contractors and additional enforcement options for non-code-compliant electrical work.

Reciprocity, the ability to become registered as a contractor in Bloomington based on registration in another municipality with similar testing requirements as the City of Bloomington is proposed to be eliminated for electrical and mechanical contractors. The City of Bloomington relies on the International Code Council's contractor testing to certify that that contractors are qualified to perform work. It was discussed that determining which municipalities have similar qualifications is difficult and that many municipalities also are now relying on the ICC testing. Contractors also attempt to provide licenses from municipalities that they did not test in in order to circumvent the requirement.

Additional enforcement option for non-code-compliant electrical work being proposed by staff as a modification to the ordinance was further discussed. It is proposed by staff that if electrical work is not corrected within 15 days, the contractor would not be able to pull additional permits. Mr. Gandhi expressed concern over the contractors rights during potential disputes, and that appeal or similar language was not included in the section. Mr. McAllister noted that there is a formal appeal process elsewhere in the code that would apply to these types of decisions as well. The contractor's ability to appeal a decision of the Building Safety Division would remain if they choose to contest the violation. The specific language for the modification will be reviewed at future meeting.

Mr. McAllister described proposed modifications of the model building codes planned to be adopted. These included revising the allowable building height of apartment buildings utilizing NFPA 13R sprinkler system, possible modification or elimination of retroactive requirement for A-2 occupancies with an occupant load serving alcohol to install fire suppression systems, and inspection requirements related to food trucks.

Staff is proposing IBC Section 903.3.1.2 be modified to increase maximum floor height to 33 feet above ground level, rather than 30 feet. This is being proposed as the floor height in the code seems low compared to the floor heights of similar buildings being constructed in Bloomington. The modification would allow the continued use of a NFPA 13R fire suppression system in four story apartment buildings rather than a more expensive NFPA 13 system.

Retroactive requirement to install fire suppression systems in A-2 occupancies (bars, clubs, etc.) with an occupant load greater than 300 serving alcohol was further discussed. Staff is recommending that the retroactive requirement be modified or eliminated. Previous code adoption established a compliance date of January 1, 2024. Some identified locations have not yet been able to comply with this due to the costs of the installation. In addition to the installation of the suppression system itself, significant other additional costs for implementation also exist such as installation of new water service. One of the businesses that was able to come into compliance was with the assistance of ARPA grant funding, the funds for which are no longer available. Mr. Gandhi inquired about another code update that allows increased fire alarm notification in un-sprinklered high rises as a possible alternative. Additional alternatives will be considered and provided for review at future meeting.

The possibility of eliminating the requirement for stovetop hood fire suppression systems in food trucks was further discussed. This requirement has kept some food trucks from obtaining a license to operate in Bloomington. Adjoining municipalities also do not have or enforce this requirement, and there is a desire to keep code requirements similar to neighboring municipalities. Mr. McAllister noted that in discussion with the Fire Department, they did not express concern in eliminating this requirement. Keeping the code language as a recommendation but not a requirement was also discussed. Mr. Gandhi also suggested considering equipment BTU sizing, etc. as an option. Code language will be proposed for review at future meeting.

Action items were reviewed, including: Formally begin community outreach process; Review comments and concerns from Board members for incorporation into ordinance revisions and provide ordinance revisions for review at next board meeting; Provide today's meeting slides to board members; schedule future meeting dates.

Mr. Gandhi also recommended that sources from the National Association of Home Builders also be reviewed for code changes.

NEW BUSINESS

No new business to report.

Adjourn

Moved and seconded. Approved viva voce vote.

CITY OF BLOOMINGTON

APPROVED this _____ day of June, 2026

BUILDING BOARD OF APPEALS

ATTEST

John Meek, Chair

Christopher McAllister, Building Official

ATTACHMENTS

None



Regular Agenda Item No. 5.A.

For Building Board of Appeals: June 2, 2026

Ward Impacted: City Wide

Subject: Presentation and Continued Discussion on the Planned Adoption of the 2021 Editions of the International Code Council Family of Codes, and the 2023 Edition of the National Electric Code., as requested by the Development Services Department.

Recommended Motion: Presentation and Discussion Only

Strategic Priorities:

Goal: Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: Regular updates of Building Codes is necessary to protect the health and life-safety of the community, and to keep current with modern insurance and construction industry standards.

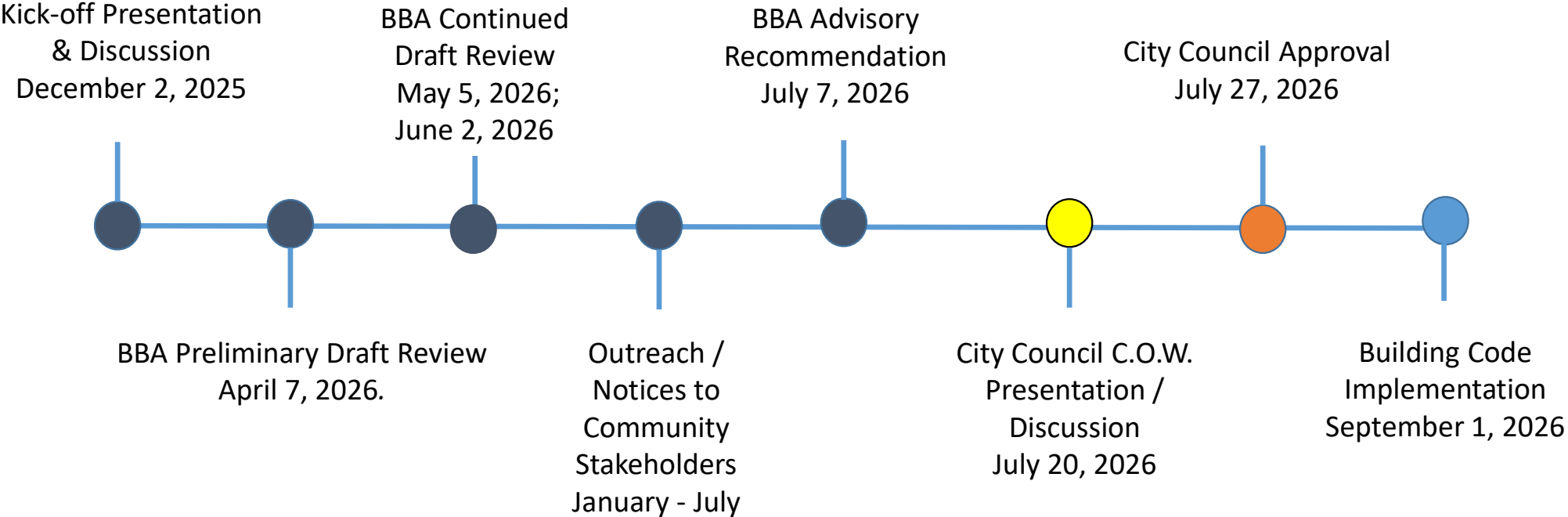
Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Agenda Items

Anticipated Timeline – Building Codes



Any license forfeited for nonpayment of the renewal fee may be reinstated upon the payment of the annual renewal fee, plus \$25 for each month, or portion of a month that such delinquency has continued; provided, however, that after the same has been delinquent and not in force on March 1st of any year, then the same shall be null and void and shall not be renewed.

(c) Licenses for Partnerships, Limited Liability Companies, and Corporations. No partnership, limited liability company, or corporation shall practice or engage in the business of a Contractor, unless a member of the partnership, or an officer or duly authorized representative of such corporation shall obtain a license to be issued to him in behalf of and for the benefit of such partnership, limited liability company, or corporation, which shall be so named in such license, the license shall be issued only if such member of such firm, or officer or representative of such corporation, is personally qualified and complies with all of the provisions of this chapter.

(d) ~~Reciprocal Provisions. Any person, firm, limited liability company, or corporation who is registered or licensed for the current year in any jurisdiction where the requirements of registration or license were at the date of such registration or license substantially equal to the requirements in force in this City and such jurisdiction extends a similar privilege to the persons registered and licensed under this Mechanical Code, they shall not be required to take an examination, but shall pay a registration fee of \$75 as provided in this chapter, to engage in mechanical contracting for such year in this City, and shall file a copy of his registration or license with the Secretary of the Building Board of Appeals/Development Services Department.~~

(ed) Liability Insurance Required of Applicant. A satisfactory certificate of liability insurance against any form of liability with a minimum of \$100,000 for property damage and \$300,000 for personal injury. The insurance shall be maintained in full force and effect during the term of the registration and said insurance or certificate provide that the City be notified of any cancellation of the insurance 10 days prior to the date of cancellation.

SEC. M-130.5 LICENSE SUSPENSION, REVOCATION AND/OR MONETARY PENALTY.

(a) Following a hearing as set forth in § 10-212 of this chapter, the Board may suspend, revoke, or fine a licensee for any of the following reasons:

Commented [CM4]: DELETE: Mechanical Contractor Reciprocity Provisions

E. Such inactive license may be reinstated if the contractor furnishes satisfactory evidence that his qualifications meet the standards for issuance of a license, and places on file with the ~~City Clerk~~Building Safety Division, a current certificate of liability insurance in an amount not less than \$300,000 aggregate bodily injury, \$100,000 aggregate property damage. **[Ord. No. 2018-89]**

§ 15-205. [Ch. 15, Sec. 7] Electrical contractor - license not to be loaned or assigned. [Ord. No. 2008-17]

Licenses issued by the Electrical Commission shall not be loaned, rented, assigned or transferred. Any licensed contractor whose named license holders employment is terminated or becomes deceased must have another named representative who meets the qualifications of § 15-203A apply within 30 days for examination and re-license.

~~§ 15-206. [Ch. 15, Sec. 7.1] Reciprocal provisions. [Ord. No. 2018-89]~~

~~Any person, firm, limited liability company or corporation who is licensed for the current year in any jurisdiction where the requirements of licensing are substantially equal to the requirements in force in this City and such jurisdiction extends a similar privilege to the persons licensed under this Electrical Code, shall not be required to take an examination, but shall pay a annual registration fee in an amount as set forth in the Schedule of Fees as provided in this chapter. Such reciprocal registration must include and place on file with the City Clerk a current certificate of liability insurance in an amount not less than \$300,000 aggregate bodily injury, \$100,000 aggregate property damage, to engage in electrical contracting for such year in this City, and shall file a current copy of his license with the Electrical Inspector.~~

Commented [CM1]: DELETE: Electrical Contractor Reciprocity

§ 15-207. [Ch. 15, Sec. 8] Penalty. [Ord. No. 2008-17]

Any person, firm, or corporation that shall do any electrical work, or that shall engage in the business of electrical contractor without obtaining a license as herein provided for or that shall re-violate any of the provisions of this chapter shall be fined not less than \$100 nor more than \$500 for each offense and a separate and distinct offense shall be regarded as committed every day on which such person, firm, or corporation shall continue to operate contrary to the provisions of this chapter.

- F. Emergency service can be performed if life or property is endangered by delay or if undue or unnecessary hardship is or will be caused by such delay. Such service must be reported to the Electrical Inspector for the purpose of obtaining his property inspection within 72 hours following the performance of such service.
- G. Any work which is rejected by the Electrical Inspector shall be corrected and reinspected within 30 days in a timely manner. Any work rejected due to a failed inspection and not corrected within 15 days shall result in the Electrical Contractor's loss of permit pulling privileges. If corrections to rejected work are not completed by the Contractor and approved by the Electrical Inspector within 30 days, the Electrical Contractor's License may be suspended or revoked. Contractors retain the right to appeal established in § 10-212.
- H. If, upon reinspection, an electric wiring system is found defective and unsafe, the Electrical Inspector shall revoke all certificates and permits in effect; and the use of such system shall be discontinued until it has been made to conform to this chapter and after a new permit has been issued. **[Ord. No. 1990-23]**

§ 15-314. [Ch. 15, Sec. 22] Inspection upon complaint. [Ord. No. 1990-23]

Upon complaint in writing of any citizen as to the unsafe condition of any part of any such electrical system within the City, it shall be the duty of such Electrical Inspector to inspect such part complained of, and if he finds that such complaint is well grounded, or if he otherwise finds any defect to require the person, firm or corporation at fault in the matter to put such part in proper condition, it shall then be the duty of such person, firm or corporation to put such defective part in proper condition.

§ 15-315. [Ch. 15, Sec. 23] Condemnation of electrical work or equipment; right of appeal.

- A. The City Electrical Inspector shall have the authority upon inspection or reinspection to condemn any or all electrical work installed or being installed that may be considered unsafe or hazardous to life or property. Upon condemnation of such work, he shall serve a written notice upon the person owning, using or installing the same to place the work in a secure and safe condition, and in compliance with the provisions herein contained. If any person owning, using or installing such condemned electrical work shall deem that he is aggrieved by the condemnation by the City Electrical Inspector, he shall have the right to appeal from the decision of the City Electrical Inspector to the City Electrical Commission within 10 days after receiving the written condemnation notice. The Commission shall select a reasonable time and place for a hearing and give due notice to the parties involved and shall render a decision on the appeal without unreasonable delay. The decision of this Commission shall be final. Upon condemnation of any electrical work, the City Electrical Inspector is authorized to refuse the connection or to disconnect or to order the disconnection of any electrical supply lines until the condemned electrical work has been made safe and is approved by the City Electrical Inspector. Such order shall be in writing, signed by the City Electrical Inspector and served upon the utility company furnishing service and the owner of the property. **[Ord. No. 1990-23]**
- B. Any petition for a variance/interpretation from the Electrical Commission shall be filed with the Economic & Community Development Department, accompanied by a fee in an amount as set forth in the Schedule of Fees payable to the City of Bloomington. **[Ord. No. 2018-89; 8-10-2020 by Ord. No. 2020-53]**
- C. Any application for a variance/interpretation to this Code proposed by the City Council, Zoning Board of Appeals, Construction Board of Appeals, Building Code Review Board, Plumbing Board of Appeals, Electrical Commission, HVAC Board, City staff or Regional Planning Commission staff shall be exempted from the requirements of this section. **[Ord. No. 2005-92]**

Commented [CM2]: Modify Correction Provisions to allow intermediate enforcement provisions prior to requiring compliance through the Administrative Court process.

Any time a construction trailer is located on a construction site, a tie-down permit fee of \$30 will be charged the general contractor and/or subcontractor meeting the tie-down guidelines as identified in Chapter 43.

SEC. 109.23-21 FIRE PROTECTION SYSTEMS (SPRINKLERS) PERMITS AND FEES.

The permit fee for all fire protection work (sprinkler systems) shall be on the reasonable cost/value of the work to be performed or the system components based on the Schedule of Fees.

SEC. 109.24-22 COMMERCIAL KITCHEN HOODS FIRE SUPPRESSION SYSTEM FEE.

The fee for a permit for commercial kitchen hoods fire suppression systems shall be based on the reasonable cost/value of the installation, including material and labor, in an amount as set forth in the Schedule of Fees.

SEC. 109.24-23 ACCOUNTING.

The Code Official/Building Official shall keep an accurate account of all fees collected; and such collected fees shall be deposited regularly in the jurisdiction treasury or otherwise disposed of as required by law.

SEC. 113.4 FEE FOR APPEALS.

- (a) Any petition for ~~a-an~~ appeal to the Building Board of Appeals shall be filed with the Development Services Department, accompanied by a fee in an amount as set forth in the Schedule of Fees payable to the City of Bloomington. Each extra petition in a multiple petition shall be charged a fee in an amount as set forth in the Schedule of Fees.
- (b) Any application for an appeal to this Code provided by the City Council, Zoning Board of Appeals, Building Board of Appeals, City staff or Regional Planning Commission staff shall be exempted from the requirements of this section.

SEC. 114.3 UNLAWFUL CONTINUANCE.

Any person who shall continue any work in or about the structure or building after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$100 or more than \$500.

SEC. 114.4 VIOLATION PENALTIES.

Any person who shall violate a provision of the Code or shall fail to comply with any of the requirements therefor or who shall erect, construct, alter, add to, or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate under the provisions of this Code shall be guilty of a violation, punishable by a fine of not less than \$50 nor more than \$500. Each day that a violation continues shall be deemed a separate offense.

SEC. 903.3.1.2: NFPA 13R Sprinkler Systems.

Modify the Section as follows:

2. The floor level of the highest story is 35 feet or less above the lowest level of fire department vehicle access.

Commented [CM1]: Modify the allowable height to allow continued use of NFPA 13R systems in current typical apartment building construction. Height modified from previous recommendation per similar NAHB guidance.

SEC. 1608.4 GROUND SNOW LOADS.

The basic ground snow loads to be assumed in the design of buildings or other structures shall be 30 pounds per square foot.

SEC. 1612.3 FLOOD HAZARD AREAS.

ARTICLE IX

**Additions, Completions, Modifications, Amendments To International Fire Code - ~~2018-2021~~
[Amended By Ord. No. 2003-54; Ord. No. 2007-27; Ord. No. 2011-58; 10-12-2020 By Ord. No. 2020-67]**

§ 10-901. [Sec. 101.1 through Sec. 3406.2.4.4] Modifications.

The numbered subsections of this section represent additions to the International Fire Code ~~2018-2021~~ or correspond to Sections of said Code which are completed, modified, amended or deleted thereby.

SEC. 101.1 TITLE.

These regulations shall be known as the Fire Code of the City of Bloomington, hereinafter referred to as "this Code."

SEC. ~~110~~112.4 VIOLATION PENALTIES.

Any person who shall violate a provision of this the Code or shall fails to comply with any of the requirements therefor or who shall erects, constructs, alters, add to, or repairs a building or structure in violation of an approved construction documents/plans or directive of the Code Official/Building Official, or of a permit or certificate under the provisions of this Code shall be guilty of a violation, punishable by a fine of not less than \$50 nor more than \$500. Each day that a violation continues shall be deemed a separate offense.

SEC. ~~112~~113.4 FAILURE TO COMPLY.

Any person who shall continue any work in or about the structure or building after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$100 or more than \$500.

SEC. 1103.5.1 GROUP A-2.

Add to said section: "Such systems shall be installed ~~by January 1, 2024.~~within 18 months of the effective date of this ordinance."

Exceptions:

1. Non-profit and fraternal organizations. Such exception shall be reviewed and approved by the Building Board of Appeals and City Manager. Removal of non-profit status shall require full compliance with the Section.
2. Facilities with unique site hardships. Sites where providing fire water service to the facility creates undue hardship including significant additional site construction work, or other clearly definable unique site hardship. The length of the water service on private property shall not be considered to be a unique hardship. Such exception shall be reviewed and approved by the Building Board of Appeals and City Manager.

SEC. 1103.5.3 GROUP I-2, CONDITION 2

In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed by January 1, 2021.

SEC. 5704.2.9.6.1 LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED.

Insert the following into the last sentence of Section 5704.2.9.6.1 to read as follows:

..."in which such storage is prohibited, except as permitted by applicable zoning and hazardous material codes and ordinances."

Commented [CM6]: Modify section to provide relief under certain conditions with approval of the Board of Appeals.

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ARTICLE IX

**Additions, Completions, Modifications, Amendments To International Fire Code - ~~2018-2021~~
[Amended By Ord. No. 2003-54; Ord. No. 2007-27; Ord. No. 2011-58; 10-12-2020 By Ord. No. 2020-67]**

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The numbered subsections of this section represent additions to the International Fire Code ~~2018-2021~~ or correspond to Sections of said Code which are completed, modified, amended or deleted thereby.

SEC. 101.1 TITLE.

These regulations shall be known as the Fire Code of the City of Bloomington, hereinafter referred to as "this Code."

SEC. ~~112~~112.4 VIOLATION PENALTIES.

Any person who shall violate a provision of this the Code or shall fails to comply with any of the requirements therefor or who shall erects, constructs, alters, add to, or repairs a building or structure in violation of an approved construction documents/plans or directive of the Code Official/Building Official, or of a permit or certificate under the provisions of this Code shall be guilty of a violation, punishable by a fine of not less than \$50 nor more than \$500. Each day that a violation continues shall be deemed a separate offense.

SEC. ~~113~~113.4 FAILURE TO COMPLY.

Any person who shall continue any work in or about the structure or building after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$100 or more than \$500.

SEC. 319.1: General.

Modify this Section as follows:

Mobile food preparation vehicles that are equipped with appliances that produce smoke or grease laden vapors are recommend to comply with this section. Compliance with this section is not mandatory.

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Commented [CM6]: Revise mandatory requirement for kitchen hood suppression to be recommendation only.

SEC. 1103.5.1 GROUP A-2.

Add to said section: "Such systems shall be installed ~~by January 1, 2024~~ within 18 months of the effective date of this ordinance."

Exceptions:

1. Non-profit and fraternal organizations. Such exception shall be reviewed and approved by the Building Board of Appeals and City Manager. Removal of non-profit status shall require full compliance with the Section.
2. Facilities with unique site hardships. Sites where providing fire water service to the facility creates undue hardship including significant additional site construction work, or other clearly definable unique site hardship. The length of the water service on private property shall not be considered to be a unique hardship. Such exception shall be reviewed and approved by the Building Board of Appeals and City Manager.

Commented [CM7]: Modify section to provide relief under certain conditions with approval of the Board of Appeals.

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SEC. 1103.5.3 GROUP I-2, CONDITION 2

In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed by January 1, 2021.

- (c) Liability Insurance Required of Registrant. Contractor registrants shall provide a satisfactory certificate of liability insurance against any form of liability to a minimum amount of \$100,000 for property damage and \$300,000 for personal injury. The insurance shall be maintained in full force and effect during the term of the registration and said insurance policy, or certificate of insurance, shall provide that the City of Bloomington be notified of any cancellation or termination of the insurance 10 days prior to the date of cancellation or termination. Contractor registrants are responsible for notifying the City of said cancellation or termination as required herein and may be sanctioned, as provided in Paragraph 4(d) this section, and as provided elsewhere in the Bloomington City Code, for, failure to provide said notification.
 - (d) An owner/occupant of a single-family residence shall be permitted, without registration, to obtain a permit to perform construction at or on said residence, including accessories thereto; however said owner/occupant is subject to all other provisions of this Code.
 - (e) Construction by a building owner who is self-performing the work or with their own employees may be undertaken with the appropriate permits, provided the work does not include work whose performance requires a license, such as plumbing, electrical, and HVAC.
4. Contractor Responsibility: To ensure construction is meeting the minimum standards set forth in this chapter and other City, State or Federal regulations, persons conducting business as a contractor shall be responsible for the following:
- (a) Registration: Contractors shall be responsible for maintaining their registration and associated liability insurance current and up to date.
 - (b) Construction Documents: Contractors shall be responsible for providing the appropriate construction documents as needed to obtain required permits.
 - (c) Permits: Contractors shall be responsible for obtaining appropriate permits prior to the start of any construction work.
 - (d) Violations: Contractors who fail to comply with the requirements of this section shall be subject to fines of not less than \$250 nor more than \$1000, irrespective of charges or fines that may be included in Sections 108.7(f) or 113.4 of this Code. Each day that a violation continues shall be deemed a separate violation and shall subject the violator to an additional penalty within the parameters of the fines set forth in the preceding sentence.

Commented [CM2]: Modify to clarify that building owners may obtain permits if doing the work themselves. Prevents owners from operating as general contractors, or pulling permits on behalf a general contractor.

SEC. 109.21-19 MANUFACTURED HOME PARK FEES.

As per § 43-108G of Chapter 43, Bloomington City Code, the Schedule of Fees will be followed for required permits in regards to manufactured homes in manufactured home parks.

SEC. 109.22-20 CONSTRUCTION TRAILER TIE-DOWN FEE.

ARTICLE IV

Additions, Completions, Modification, And Amendments To International Building Code - ~~2018-2021~~ [Amended By Ord. No. 1985-107; Ord. No. 1992-69; Ord. No. 1993-79; Ord. No. 1998-51; Ord. No.

2000-41; Ord. No. 2003-54; Ord. No. 2004-62; Ord. No. 2007-27; Ord. No. 2011-48; Ord. No. 2014-07; Ord. No. 2017-96; Ord. No. 2018-89; 8-10-2020 By Ord. No. 2020-53; 10-12-2020 By Ord. No. 2020-67; 3-24-2025 By Ord. No. 2025-022]

§ 10-401. [Sec. 101.1 through Sec. 3302.2] Modifications.

The numbered subsections of this section correspond to sections of the International Building Code - ~~2018-2021~~ or correspond to the Sections of said Code which are added to, completed, modified, amended or deleted as shown in the Sections herein.

SEC. 101.1 TITLE.

These regulations shall be known as the Building Code of the City of Bloomington, hereinafter referred to as "this Code."

SEC. 103.1 CREATION OF ENFORCEMENT AGENCY.

~~REPLACE: [INSERT NAME OF DEPARTMENT] with Building Safety Division. The Department of Economic & Community Development of the City of Bloomington (referred to herein as the "Department of Building Safety") is hereby created and the executive official in charge thereof shall be known as the Code Official and/or Building Official.~~

SEC. 105.2: WORK EXEMPT FROM PERMIT.

~~Modify the Section by deleting subsections 3,4,5 and 6.~~

SEC. 105.8 ISSUANCE OF PERMIT - OCCUPANCY PROHIBITED STRUCTURE.

No building permit shall be issued for any building which the City of Bloomington ~~Economic & Community Development-Development Services~~ Department has posted "No Occupancy" (hereafter referred to as "posted building") except in conformity with the provisions of this section.

- (a) Scope of Permit. A building permit for a posted building shall cover all work needed to bring the building into conformity with all relevant Codes of the City of Bloomington without regard to whether a building permit would otherwise be requested for such work.
- (b) Application for Permit. An application for a building permit for a posted building shall include the following information:
 - (1) Sufficient plans and/or drawings showing how the building will be brought into conformity with applicable Codes;
 - (2) A realistic cost estimate of material needed to bring the building into compliance with applicable Codes and a cost estimate from a licensed contractor if the contractor is to perform the work;
 - (3) A reasonable timetable for completion of repairs;
 - (4) Evidence of financial capacity and ability to make repairs approved by the Economic & Community Development Department.
- (c) Processing Application. The Building Safety Division shall issue a building permit for the posted house/structure if, but only if, it has determined:
 - (1) The plans and drawings show repairs which, if made, would bring the

Commented [CM1]: Modify previous recommendation to INCLUDE Exceptions 1 & 2

2021 International Building Code (IBC)

CHAPTER 1 SCOPE AND ADMINISTRATION

[A] 105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:



- ~~3.3. Oil derricks.~~
- ~~4.4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.~~
- ~~5.5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.~~
- ~~6.6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.~~
- 7.7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 8.8. Temporary motion picture, television and theater stage sets and scenery.
- 9.9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
- 10.10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- 11.11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
- 12.12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- 13.13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

- 1.1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- 2.2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
- 3.3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

- 1.1. Portable heating appliance.

- 2.2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

- 1.1. Portable heating appliance.
- 2.2. Portable ventilation equipment.
- 3.3. Portable cooling unit.
- 4.4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 5.5. Replacement of any part that does not alter its approval or make it unsafe.
- 6.6. Portable evaporative cooler.
- 7.7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

- 1.1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- 2.2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

ARTICLE V

Additions, Completions, Modifications, Amendments To The International Residential Code For One- And Two-Family Dwellings - 2018-2021 Edition
[Amended By Ord. No. 2014-07; Ord. No. 2017-96; 8-10-2020 By Ord. No. 2020-53; 10-12-2020 By Ord. No. 2020-67]

§ 10-501. [Sec. R 101.1 through Sec. R313.3] Modifications.

The numbered subsections of this section correspond to sections of the International Residential Code for One- and Two-Family Dwellings - 2018-2021 Edition which are completed, modified, amended or deleted thereby.

SEC. R101.1 TITLE.

These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Bloomington, shall be cited as such and shall be referred to herein as "this Code."

TABLE R301.2(+)

Insert the following into the Climatic and Geographic Design Criteria Table R 301.2(+)

Ground snow load (pounds per square foot) = 30

Wind Design speed (mph) = ~~115-107~~ mph

Wind Design Topographical Effects - No

Seismic Design Category = B

Subject to damage from:

Weathering = Severe

Frost line depth = minimum depth of 40 inches below finish grade

Termite = Moderate to Heavy

Winter design temp. = -4° F.

Ice shield under-layment required = Yes

Flood Hazards = The Flood Insurance Study for the "City of Bloomington," dated "February 9, 2001," as amended or revised.

Air Freezing Index = 1,500

Mean Annual Temp. = 52

Part VII - PLUMBING. Chapters 25 through 32

The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and stormwater and sewage disposal in buildings shall comply with the requirements of the Illinois State Plumbing Code currently adopted by the City.

SEC. R105.2 WORK EXEMPT FROM PERMIT.

Modify the section by deleting Subsections ~~1, 2, 3, 4, 5 and 10.~~

SEC. R112 BOARD OF APPEALS.

Modify by deleting the section in its entirety.

SEC. R313 AUTOMATIC FIRE SPRINKLER SYSTEMS.

Commented [CM5]: Modify to INCLUDE Exceptions 1 & 2

2021 International Residential Code (IRC)

CHAPTER 1 SCOPE AND ADMINISTRATION

R105.2 Work exempt from permit.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

~~1.1. Work on detached one- and two-family dwellings, including the installation of a second story, that are not more than 35 feet (10 668 mm) in height measured from the finished ground level to the top of the roof structure.~~

~~1.2. Work on detached one- and two-family dwellings, including the installation of a second story, that are not more than 35 feet (10 668 mm) in height measured from the finished ground level to the top of the roof structure.~~

~~3.3.~~

~~Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.~~

~~4.4.~~

~~Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.~~

~~5.5.~~

~~Sidewalks and driveways.~~

6.6.

Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

7.7.

Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

8.8.

Swings and other playground equipment.

9.9.

Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

~~10.10.~~

~~Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~

Electrical:

1.1.

Listed cord-and-plug connected temporary decorative lighting.

2.2.

Reinstallation of attachment plug receptacles but not the outlets therefor.

3.3.

Replacement of branch circuit overcurrent devices of the required capacity in the same location.

4.4.

Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

5.5.

Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1.1.

Portable heating, cooking or clothes drying appliances.

2.2.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3.3.

Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

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Mechanical:

- 1.1. Portable heating appliances.
- 2.2. Portable ventilation appliances.
- 3.3. Portable cooling units.
- 4.4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
- 5.5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- 6.6. Portable evaporative coolers.
- 7.7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
- 8.8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

- 1.1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- 2.2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Establishment of flood hazard areas. The applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Bloomington, Illinois," dated July 16, 2008, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

SEC. 1809.5 FROST PROTECTION.

Modify 1 as follows:

- 1. Extending below the frost line of 40 inches;

SEC. 2901.1 SCOPE - PLUMBING.

The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and stormwater and sewage disposal in buildings shall comply with the requirements of this article and the Illinois State Plumbing Code currently adopted by the City.

SEC. 3202.2 Encroachments above grade and below 8 feet in height.

Modify the Section as follows:

Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way unless approved by the Building Official and applicable zoning approval and Right-of-Way Encroachment Permit has been obtained from the Engineering Department.

SEC. 3302.2 WASTE MATERIALS.

Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties, and public rights-of-way. All construction debris shall be placed in an approved container, and provided with a cover, which shall be closed except when actively being filled. Any person violating any of the provisions of this section shall be fined not less than \$100 nor more than \$500 for each offense.

Commented [CM3]: Modify to allow doors to swing into ROW if meeting Zoning and City Engineering requirements.

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