



Building Board of Appeals - Special Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Tuesday, September 15, 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 August 25, 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. **Public Hearing, Review and Action on proposed amendments to Chapter 10 – Building Code and Chapter 15 – Electrical Code related to adoption of the 2021 International Building Code (IBC), 2021 International Residential Code (IRC), 2021 International Existing Building Code (IEBC), 2021 International Fire Code (IFC), 2021 International Fuel Gas Code (IFGC), 2021 International Mechanical Code (IMC), 2021 International Swimming Pool and Spa Code (ISPSA), and the 2023 National Electrical Code (NEC).** (Recommended Motion: Staff recommends that the Building Board of Appeals votes to provide an advisory recommendation to the City Council to approve an Ordinance on amending Chapter 10 – Building Code and Chapter 15 – Electrical Code of the Bloomington City Code, as described in Exhibit "A," related to the adoption of the 2021 ICC family of Codes and the 2023 National Electrical Code.)

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.



For Building Board of Appeals: September 15, 2026

Ward Impacted: City Wide

Subject: Consideration and Action to Approve the Minutes of the August 25, 2026, Special Session of the Building Board of Appeals.

Recommended Motion: The proposed Minutes be Approved.

Strategic Plan:

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 Minutes 25 AUG 2026 DRAFT



**Minutes
Building Board of Appeals - Special Session
Tuesday, August 25, 2026 – 2:15 PM**

The Building Board of Appeals convened in regular session at the Government Center Boardroom at 1:30 PM. Board Chair John Meek called the meeting to order.

Roll Call

PRESENT: Board Chair John Meek
Board Member Larry Stevig
Board Member Justin Gandhi
Board Member Michael Raikes
Board Member Jerry Kelleher
Board Member Brian Kiley

ABSENT: Board Member Mark Holderby

Public Comment

No in-person or emailed public comment was received.

Consent Agenda

- A. **Consideration and Action to Approve the Minutes of the August 4, 2026, Special Building Board of Appeals Meeting.** (Recommended Motion: The proposed Minutes be approved.)

Board Member Raikes made a motion, seconded by Board Member Stevig , to approve the Consent Agenda as presented.

Board Chair Meek directed the Secretary to call roll:

AYES: Meek, Stevig, Gandhi, Raikes, Kelleher, Kiley

Motion carried.

Regular Agenda

- A. **Presentation and Discussion on request to allow the use of the International Residential Code on residential buildings up to four units.** (Recommended Motion: None – Presentation and Discussion Only.)

Mr. McAllister provided background on previous public comment request to modify building codes to allow residential buildings up to four units to be constructed under the Residential Code. Currently the International Residential Code (IRC) only applies to single family, two family and townhouse style dwellings. Mr. McAllister noted that this is a complicated issue that would involve other City Departments and ordinances for implementation, and is

therefore being reviewed as a separate project rather than being proposed as a part of the current code adoption. This would include planning and zoning, the fire department. Other jurisdictions that have adopted similar provisions were also presented.

The intent of the request is to promote infill development and increase housing affordability by utilizing the IRC rather than the more restrictive International Building Code (IBC). Examples of each of the different housing types were presented, and some distinguishing features were discussed. Mr. Meek asked if there were any triplexes in the City. Mr. McAllister responded yes, but that none have been approved in recent history. Mr. Stevig asked what distinguishes a triplex. Mr. McAllister noted that these have an individual tenant on each of the three floors.

It was noted that the key difference in the request is to allow triplexes and four-plexes under the IRC. Possible benefits would include attracting more residential type builders for these projects, and possible reduced construction and design fees in addition to the reduced requirements of the code. State law would still require the involvement of an architect for structures that are more than just two-family units. The IRC also uses a prescriptive approach that residential type contractors are more familiar with and more hesitant to use the more performance based IBC. Project financing is noted as a benefit, as residential type mortgages can be obtained on buildings up to four units.

Mr. McAllister noted a number of concerns that would need to be addressed during review of the potential code modification, and that it would be preferable to due in conjunction with adjoining municipality. Issues noted thus far include items that the IRC is not set up to address including, potential shared means of egress, fire separations between units, fire separations between these larger structures, and requirements for sprinkler systems.

Mr. Raikes inquired about which code new apartment buildings at old Verizon site are being constructed now. Mr. McAllister responded that those fall under the IBC (not IRC).

Mr. Meeks inquired if there have been additional requests for this code modification and demand for this type of housing. Mr. McAllister responded that Building Safety has not, but that the planning division has had similar requests for similar zoning related allowances. Ms. Pfeifer noted that these types of housing used to be built in the city and these types are the “missing middle” described in housing discussions. This type of housing is desired to do in older parts of the city and preservation and regeneration areas. Mr. Stevig noted and asked if the types could be built under the building code rather than residential code. Ms. Pfeifer noted that permitting these under the residential code may attract more residential type contractors rather than commercial contractors to construct these types of buildings.

Ms. Pemberton, Planning Manager, noted that the City has been lots of interest received by the planning division to construct 4-6 unit buildings, in particular up to four-unit buildings due to the ability to mortgage differently, and further described the different housing types being discussed.

Mr. Gandhi asked for clarification on the need to keep up with the Town of Normal in terms of building code adoption. Ms. Pfeifer noted city council directed to be as consistent as possible whenever possible in order to avoid confusion and simply process for designers and builders.

It was noted that this information is being presented for awareness of future discussion

to be held by the Board, and is not being considered during the current code adoption project.

Mr. Kiley asked for confirmation that buildings could be designed to a higher standard than current code. Mr. McAllister responded yes, the adopted code is only the minimum standard and that it is allowed to build to higher standards. It was noted however that following the specific requirements of a newer code edition may create code conflicts.

Mr. Stevig noted that the IRC has a very specific scope, and expressed concern about fitting additional building types into a code that it was not intended for and questioned if the prescriptive requirements of the IRC would provide same level of safety. Mr. Stevig noted that the right approach may be through the normal building code modification process at the national level, and inquired if staff was aware of these types of changes being proposed at the national code creation level. Mr. McAllister stated that he did not recall specifically, but was aware of some limited attempts that had been denied due to procedural issue and believed these are being raised at national level.

- B. Review and discussion on proposed amendments to Chapter 1- Building Code and Chapter 15 – Electrical Code related to the adoption of the 2021 International Building Code (IBC), 2021 International Residential Code (IRC), 2021 International Existing Building Code (IEBC), 2021 International Fire Code (IFC), 2021 International Fuel Gas Code (IFGC), 2021 International Mechanical Code (IMC), 2024 International (Illinois) Energy Conservation Code (IECC), 2021 International Swimming Pool and Spa Code (ISPSC), and the 2023 National Electrical Code (NEC). (Recommended Motion: None – Staff requests Board general discussion on item for guidance on preparation for upcoming Public Hearing.)**

Mr. McAllister provided update on timeline including upcoming City Council meeting dates and planned January 1, 2027 code implementation date.

Mr. McAllister described concerns raised by council members and developers regarding the adoption of the Energy Code. Concerns primarily center around the costs associated with the increased requirements of the Energy Code. Mr. McAllister noted that if the City has adopted an Energy Code, it is obligated to enforce the State's standards as the minimum. It was noted that energy compliance issues are not life safety related items. It was described that in addition the construction costs themselves, money and significant time are devoted to enforcement of the code. It is also desired to align codes with the Town of Normal as much as possible, who has not adopted an Energy Code.

Mr. McAllister described the process for the required ordinance and code modifications should the Board recommend to not adopt an Energy Code. Mr. McAllister confirmed that the State has adopted a state-wide energy code. Current and planned code editions were additionally described. The Board continued discussion with general consensus to move forward with not planning to adopt an Energy Code.

Future meeting date of September 15, 2026 was proposed for next meeting for public hearing and to discuss and approve recommendation to City Council.

New Business

No New Business was discussed.

Adjournment

Board Member Raikes made a motion, seconded by Board Member Kiley, to adjourn the meeting.

Board Chair Meek directed the Secretary to call roll:

AYES: Meek, Stevig, Gandhi, Raikes, Kelleher, Kiley

Motion carried (viva voce).

The meeting adjourned at 3:14 PM.

CITY OF BLOOMINGTON

ATTEST

John B. Meek, Board Chair

Chris McAllister, Staff Liaison



For Building Board of Appeals: September 15, 2026

Ward Impacted: City Wide

Subject: Public Hearing, Review and Action on proposed amendments to Chapter 10 – Building Code and Chapter 15 – Electrical Code related to adoption of the 2021 International Building Code (IBC), 2021 International Residential Code (IRC), 2021 International Existing Building Code (IEBC), 2021 International Fire Code (IFC), 2021 International Fuel Gas Code (IFGC), 2021 International Mechanical Code (IMC), 2021 International Swimming Pool and Spa Code (ISPSC), and the 2023 National Electrical Code (NEC).

Recommended Motion: Staff recommends that the Building Board of Appeals votes to provide an advisory recommendation to the City Council to approve an Ordinance on amending Chapter 10 – Building Code and Chapter 15 – Electrical Code of the Bloomington City Code, as described in Exhibit "A," related to the adoption of the 2021 ICC family of Codes and the 2023 National Electrical Code.

Strategic Plan:

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: See attached Staff Report.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BBA-01-26 Staff Report
2. EXHIBIT A - PROPOSED ICC AND ORDINANCE CHANGES
3. EXHIBIT B - SUMMARIES OF SIGNIFICANT CHANGES



TO: Building Board of Appeals
FROM: Christopher McAllister, Building Official
DATE: September 15, 2026
RE: Staff Report:

BBA-01-26 Public Hearing, Review and Action on proposed amendments to Chapter 10 – Building Code and Chapter 15 – Electrical Code related to adoption of the 2021 International Building Code (IBC), 2021 International Residential Code (IRC), 2021 International Existing Building Code (IEBC), 2021 International Fire Code (IFC), 2021 International Fuel Gas Code (IFGC), 2021 International Mechanical Code (IMC), 2021 International Swimming Pool and Spa Code (ISPSC), and the 2023 National Electrical Code (NEC).

BACKGROUND:

The City of Bloomington first administered model building codes following adoption of the 1955 National Building Code on February 10, 1958. On February 24, 2014, the City Council adopted Ordinance No. 2014-07 which amended the Bloomington City Code Chapter 10 – Building Code and Chapter 15 – Electrical Code relating to the adoption of 2012 International Code Council (ICC) family of codes and the 2014 edition of the National Electrical Code (NEC). More recently, on October 12, 2020, the City Council adopted Ordinance No. 2020-67 which amended the Bloomington City Code Chapter 10 – Building Code and Chapter 15 – Electrical Code relating to the adoption of 2018 International Code Council (ICC) family of codes and the 2020 edition of the National Electrical Code (NEC). No updates of the ICC or NEC model building codes have been adopted since 2020.

The International Code Council (ICC) publishes new editions of their model code regulations every three years. The National Fire Protection Association (NFPA) also publishes the National Electric Code every three years, but not simultaneously with the ICC. The ICC family of codes represents the model building code standard throughout the nation. The NEC has also been adopted nationwide to set the minimum standard for safe electrical design, installation and inspection. It is common practice for municipalities to periodically update their building codes to address changes in construction methods/materials, to evaluate new development trends, as well as, to protect the health, safety and general welfare of their citizens. There is now a need to modernize the model building codes for the City of Bloomington by updating to the 2021 International Code Council family of codes and other related codes. On-line copies of the 2021 ICC family of codes are available for viewing at:

<https://codes.iccsafe.org/codes/i-codes/2021-icodes>

An on-line copy of the National Electric Code is available for viewing at: <https://www.nfpa.org/codes-and-standards/nfpa-70-standard-development/70>

Building Safety staff had applied for and received initial approval for FEMA grant to assist in the code adoption costs, but ultimately a change in federal administration halted grant approvals. While the loss of

potential grant funding did impact the timeline for code adoption, efforts were made to provide appropriate review of the building code update by key stakeholders in the community. Community outreach included presentations before the Mid Illinois Realtors Association and the Downtown Stakeholders Group. Notices of the pending public hearings and links to the City's Building Code Update website were provided to representatives of various Union Trade organizations. In addition, the Building Safety Division emailed notices to all registered Contractors to solicit public input.

The Building Board of Appeals has the authority to make advisory recommendations to the City Council concerning amendments to the Bloomington City Code Chapter 10 – Building Code and Chapter 15 – Electrical Code. The BBA previously met on December 2, 2025, April 7, 2026, June 2, 2026, August 4, 2026 and on August 25, 2026 to review the overall adoption process, the project timeline, significant changes between the 2018 and 2021 Code editions. Through the review process, Building Safety Staff prepared summaries of significant changes to the model codes and identified various amendments to the ICC family of codes for BBA consideration. (Please review the attached Significant Change Summaries – Exhibit “B”). In addition, Staff reviewed and prepared updates to City Code Chapter 10 – Building Code and Chapter 15 – Electrical Code effecting adoption of updated codes as well as making administrative changes to the permitting and contractor registration processes (Please review Exhibit “A”).

During outreach, numerous questions were raised about the Energy Code. The City adopted the 2018 while the Town of Normal did not. One goal of this adoption is to try to be consistent with the Town. The Energy Code does add costs to construction. There does not seem to be agreement in the magnitude. Upon further discussion, the BBA reached general consensus to not adopt an Energy Conservation Code.

The Development Services Department will assist the BBA with the scheduled public hearing for review and action on proposed amendments to Chapter 10 – Building Code, Chapter 15 – Electrical Code related to adoption of the 2021 ICC family of codes. The BBA will be asked to make an advisory recommendation to the City Council following the public hearing. It is proposed that the recommendation would be forwarded to the City Council for further discussion at the next Committee of the Whole meeting. The City Council would potentially take action on an Ordinance at the City Council meeting thereafter. It is intended that the proposed Ordinance would take effect on January 1, 2027.

PROPOPOSED LOCAL AMENDMENTS:

The proposed model building codes do include multiple additions, modifications, clarifications and deletions progressively between the 2018 and 2021 editions of the ICC family of codes and between the 2020 and 2023 editions of the NEC. The vast majority of these amendments could be considered minor with little impact on the community. In evaluating the model codes, Staff did identify some amendments that could be considered significant and required further discussion by the Board of Appeals.

The following is a general overview of the recommended modifications to the model building codes and the City Code.

CHAPTER 10 - BUILDING CODE

Adoption of the International Building Code – 2021: Staff recommends adoption of the 2021 IBC with consideration for potential modifications.

Section 105.2 Work Exempt From Permit. Staff recommends modifying the section to align with previous IRC adoption excluding permits for certain types of work, and to no longer require Building Permits for the installation of fences and small accessory structures. These items would still be reviewed for zoning compliance.

Section 109.18 (3) (e) Contractor Registration, Fees, Liability Insurance and Responsibility. Staff recommends modifying the ordinance to require building owners who are not self-performing work on their property to be registered as General Contractors.

Section 903.3.1.2: NFPA 13R Sprinkler Systems. Staff recommends modifying the allowable height to 35' for installation of this type of system to be consistent with building types currently constructed within the City. This item has been reviewed with the Bloomington Fire Department, who is in support of the proposed ordinance language.

Chapter 13 Energy Efficiency. Staff recommends deleting this Chapter in its entirety to facilitate code alignment with BBA discussion to not adopt an Energy Conservation Code.

Section 3202 Encroachments above grade and below 8 feet in height. Staff recommends modifying this section to permit doors to swing into the right-of-way under certain conditions. This modification is to provide flexibility to downtown businesses constructed up to the property line, and requires separate permit from the Engineering Department.

Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Residential Code for One- and Two-Family Dwellings – 2021: Staff recommends adoption of the 2021 IRC with consideration for potential modifications.

Section R105.2 Work Exempt From Permit. Staff recommends modifying the section to no longer require Building Permits for the installation of fences and small accessory structures. These items would still be reviewed for zoning compliance.

Chapter 11 Energy Efficiency. Staff recommends deleting this Chapter in its entirety to facilitate code alignment with BBA discussion to not adopt an Energy Conservation Code.

Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Swimming Pool and Spa Code – 2021: Staff recommends adoption of the 2018 ISPSA in its entirety. Staff did not identify significant model code amendments, which would appear to require modification to published code. Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Mechanical Code – 2021: Staff recommends adoption of the 2021 IMC in its entirety. Staff did not identify significant model code amendments, but revisions related to the potential exclusion of International Energy Code provisions are included. Administrative changes to Contractor Registration requirements are also included.

Section M-130.4 Bonds, Examination, Insurance and License Fees. Staff recommends removal of provisions allowing reciprocity for testing requirements with other municipalities, requiring all new contractors to be demonstrably qualified by passing uniform testing requirements.

Section 301.2 Energy Utilization. Staff recommends deleting this Section in its entirety to facilitate code alignment with BBA discussion to not adopt an Energy Conservation Code.

Section 514.1 General. Staff recommends modifying this section to facilitate code alignment with BBA discussion to not adopt an Energy Conservation Code.

Section 604.1 Insulation. General. Staff recommends modifying this section to facilitate code alignment with BBA discussion to not adopt an Energy Conservation Code.

Section 1204.1 Pipe Insulation. Insulation Characteristics. Staff recommends modifying this section to facilitate code alignment with BBA discussion to not adopt an Energy Conservation Code.

Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Fuel Gas Code – 2021: Staff recommends adoption of the 2021 IFGC in its entirety. Staff did not identify significant model code amendments, which would appear to require modification to published code. Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Fire Code – 2021: Staff recommends adoption of the 2021 IFC with consideration for potential modifications.

Section 319.1 Mobile Food Preparation Vehicles. General. Staff recommends modifying this section to make code language advisory rather than an enforceable requirement. This would bring the City into alignment with surrounding municipalities in the approval of the operation of Food Trucks within the City. This item has been reviewed with the Bloomington Fire Department, who is in support of the proposed ordinance language.

Section 903.3.1.2: NFPA 13R Sprinkler Systems. Staff recommends modifying the allowable height to 35’ for installation of this type of system to be consistent with building types currently constructed within the City. This item has been reviewed with the Bloomington Fire Department, who is in support of the proposed ordinance language.

Section 1103.5.1 Group A-2. The 2018 IFC included a new section which requires the retrofit installation of a fire sprinkler system in existing Group A-2 occupancies where alcoholic beverages are consumed if the occupant load is 300 or more. Generally, A-2 occupancies include night clubs, banquet halls, restaurants, taverns. Staff recommends modifying the previous adoption to provide a path for a waiver of requirements for non-profits and similar organizations or properties with significant hardships unique to the site. Such exception would require approval of the BBA and the City Manager. Requires compliance within 18 months of the effective date of the code. This item has been reviewed with the Bloomington Fire Department, who is in support of the proposed ordinance language.

Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Existing Building Code – 2021: Staff recommends adoption of the 2021 IEBC in its entirety. Staff did not identify significant model code amendments, which would appear to require modification to published code. Proposed text amendments to the City Code are outlined in Exhibit “A”.

Adoption of the International Energy Conservation Code – 2024: Staff has received significant concern regarding the proposed adoption of the 2024 IECC. Concerns are largely related to the increased construction costs due to enforcement of IECC requirements, affecting the ability of builders to construct affordable homes during a period of housing shortfall. Based upon further discussion with the BBA, staff recommends not adopting and Energy Conservation Code. Ordinance language effecting this has been provided in Exhibit “A.”

CHAPTER 15 – ELECTRICITY

Adoption of the National Electrical – 2023: Staff recommends adoption of the NEC 2023 in its entirety. Staff did not identify significant model code amendments, but did identify Administrative changes to the ordinances related to Contractor Registration and code enforcement provisions.

Section 15-205 [Ch. 15, Sec. 7] Reciprocal Provisions. Staff recommends removal of provisions allowing reciprocity for testing requirements with other municipalities, requiring all new contractors to be demonstrably qualified by passing uniform testing requirements.

Section 15-313 [Ch. 15, Section 21] Inspections and Tests, Paragraph G. Staff recommends modification of this section to provide alternative to Administrative Court as an interim enforcement process. Allows the Electrical Contractor’s permit pulling privileges to be withheld if corrections to failed inspections are not corrected within a specified timeframe, and for the Electrical Contractor’s license to be suspended if work is not corrected in an additional timeframe. Electrical Contractors retain their right to appeal to the Building Board of Appeals.

Proposed text amendments to the City Code are outlined in Exhibit “A”.

STAFF RECOMMENDATION:

Staff recommends that the Building Board of Appeals hold the public hearing and provide an advisory recommendation to the City Council to approve an Ordinance on amending Chapter 10 – Building Code and Chapter 15 – Electrical Code of the Bloomington City Code, as described in Exhibit “A,” related to the adoption of the 2021 ICC family of Codes and the 2023 National Electrical Code.

EXHIBIT A
RECOMMENDED ICC AND CITY CODE AMENDMENTS

For the proposed adoption of:

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Fire Code (IFC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 International Mechanical Code (IMC)
- 2021 International Swimming Pool and Spa Code (ISPSC)
- 2023 National Electrical Code (NEC).

Chapter 10

BUILDING CODE

ARTICLE I
(Reserved)ARTICLE II
Scope of Chapter

- § 10-201. [Ch. , Sec. 11] Citation and scope of chapter.
- § 10-202. [Ch. , Sec. 12] Conflicting provisions.
- § 10-203. [Ch. , Sec. 13] Adoption of International Building Code - ~~2018~~2021.
- § 10-204. [Ch. , Sec. 14] Adoption of the International Residential Code for One- and Two-Family Dwellings - ~~2018~~2021.
- § 10-204.1. [Ch. , Sec. 15] Adoption of the International Swimming Pool and Spa Code - ~~2018~~2021.
- § 10-205. [Ch. , Sec. 16] Adoption of the International Mechanical Code - ~~2018~~2021.
- § 10-206. [Ch. , Sec. 17] Adoption of the International Fuel Gas Code - ~~2018~~2021.
- § 10-207. [Ch. , Sec. 18] Adoption of the International Fire Code - ~~2018~~2021.
- § 10-208. [Ch. , Sec. 19] Adoption of the International Existing Building Code - ~~2018~~2021.
- ~~§ 10-209. [Ch. , Sec. 20] Adoption of the International Energy Conservation Code - 2018.~~
- § 10-210. [Ch. , Sec. 21] Supplements/ amendments/addenda to adopted codes.
- § 10-211. [Ch. , Sec. 22] Violation - penalties.
- § 10-212. [Ch. , Sec. 23] Building Board of Appeals.

ARTICLE III
Unsafe or Abandoned BuildingsDIVISION 1
Demolition or Repair

- § 10-301. [Ch. , Sec. 30] Definitions.
- § 10-302. [Ch. , Sec. 31] Reports of violations of article.
- § 10-303. [Ch. , Sec. 32] Application for demolition order.
- § 10-304. [Ch. , Sec. 33] Repair or demolition order.
- § 10-305. [Ch. , Sec. 34] Responsibility for cost of repairing.
- § 10-306. [Ch. , Sec. 35] Foreclosure.
- § 10-307. through § 10-320. (Reserved)

DIVISION 2
Authority of Director of ~~Economic & Community~~ Development Services

- § 10-321. [Ch. , Sec. 36] Deciding upon questions arising under article.
- § 10-322. [Ch. , Sec. 37] Notice to remedy immediately unsafe condition of buildings; failure to obey notice.
- § 10-323. [Ch. , Sec. 38] Authority of Director to compel compliance with chapter; action generally upon failure to comply.
- § 10-324. [Ch. , Sec. 39] Maintenance, occupancy, etc., unlawful.

ARTICLE IV
Additions, Completions, Modification, and Amendments to International Building Code - ~~2018~~2021

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

BLOOMINGTON CODE

ARTICLE V
Additions, Completions, Modifications,
Amendments to the International Residential
Code for One- and Two-Family Dwellings - ~~2018~~
2021 Edition

§ 10-501. [Sec. R 101.1 through Sec.
~~R313.3N1113.1.1~~
 Modifications.

ARTICLE VI
Additions, Completions, Modifications and
Amendments to the International Swimming
Pool and Spa Code - ~~2018~~2021

§ 10-601. [Ch. , Sec. 1] Modifications.

ARTICLE VII
Additions, Completions, Modifications,
Amendments to International Mechanical Code
- ~~2018~~2021

§ 10-701. [Sec. 101.1 through Sec.
~~M-130.51204~~] Modifications.

ARTICLE VIII
Additions, Completions, Modifications,
Amendments to International Fuel Gas Code -
~~2018~~2021

§ 10-801. [Sec. 101.1 through ~~108.5116~~
 Modifications.

ARTICLE IX
Additions, Completions, Modifications,
Amendments to International Fire Code -
~~2018~~2021

§ 10-901. [Sec. 101.1 through Sec.
~~3406.2.4.46104.2~~] Modifications.

ARTICLE X
Additions, Completions, Modifications,
Amendments to International Existing Building
Code - ~~2018~~2021

§ 10-1001. [Sec. 101.1-~~through 1201.2~~
 Modifications.

ARTICLE XI
General Provisions

§ 10-1101. [Ch. , Sec. 11] Saving clause.

ARTICLE XII
Security of Buildings and Structures

DIVISION 1
General Provisions

§ 10-1201. [Ch. , Sec. S-100] Purpose.
 § 10-1202. [Ch. , Sec. S-110] Scope.
 § 10-1203. [Ch. , Sec. S-120] Alternate
 materials and methods of
 construction - intention of
 article.
 § 10-1204. [Ch. , Sec. S-121] Approval of
 alternate material or method.
 § 10-1205. [Ch. , Sec. S-122] Test of
 alternate material or method.
 § 10-1206. through § 10-1210. (Reserved)

DIVISION 2
Responsibility for Security; Violations; Right of
Entry

§ 10-1211. [Ch. , Sec. S-200] Responsibility
 of property subject to this
 article.
 § 10-1212. [Ch. , Sec. S-210] Violations of
 article unlawful.
 § 10-1213. [Ch. , Sec. S-220] Inspections.
 § 10-1214. [Ch. , Sec. S-230] Conflicting
 provisions.
 § 10-1215. [Ch. , Sec. S-240] Appeals.
 § 10-1216. through § 10-1220. (Reserved)

DIVISION 3
Definitions

§ 10-1221. [Ch. , Sec. S-300] Definitions.
 § 10-1222. through § 10-1230. (Reserved)

ARTICLE II Scope Of Chapter

§ 10-203. [Ch. 10, Sec. 13] Adoption of International Building Code - ~~2018~~2021. [Amended by Ord. No. 2017-96; 8-10-2020 by Ord. No. 2020-53; 10-12-2020 by Ord. No. 2020-67]

- A. There is hereby adopted for the purpose of establishing minimum regulations governing the design, construction, alteration, enlargement, repair, removal, demolition, equipment installation, use and occupancy, location, conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits, collection of fees and penalties, a Building Code known as the International Building Code ~~2018-2021~~ edition, including Appendix Chapters C and J, as published by the International Code Council, Inc., and the whole thereof, hereinafter referred to as the International Building Code, save and except such portions as are deleted, modified or amended in Article IV of this chapter, of which Code not less than one copy has been and now is filed in the office of the Clerk of the City of Bloomington. The provisions of said Code are hereby adopted and incorporated as fully as if set out at length and the provisions thereof shall be controlling in regard to all property, buildings and structures within the corporate limits of the City.

§ 10-204. [Ch. 10, Sec. 14] Adoption of the International Residential Code for One- and Two-Family Dwellings - 2018. [Amended by Ord. No. 2017-96; 8-10-2020 by Ord. No. 2020-53; 10-12-2020 by Ord. No. 2020-67]

- A. There is hereby adopted the ~~2018-2021~~ edition of the International Residential Code for One- and Two-Family Dwellings, including Appendix Chapters ~~AE, AF, AH, AI, AJ, AK, AO and AQ~~, as published by the International Code Council Inc. for the purpose of regulating and governing the construction alteration, movement, enlargement, replacement, repair, equipment, location, their appurtenances and accessory structures, or maintenance of building, mechanical, and electrical systems, removal and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the City of Bloomington; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code of which not less than one copy has been and now is filed in the office of the Clerk of the City of Bloomington, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, set forth in Article V of this chapter.
- B. In addition to the one copy of the International Residential Code for One- and Two-Family Dwellings - ~~2018~~2021, on file in the office of the City Clerk, at least one copy of said Code shall be kept on file in the office of the Development Services Department ~~of Economic & Community Development~~ for public inspection.
- C. All references to the "Board of Appeals" or "Board" in said Code shall be deemed references to the Building Board of Appeals established in Bloomington City Code Chapter 2, § 2-302, and § 10-212 of this chapter, unless a contrary reference is clearly dictated by the context of the reference.

§ 10-204.1. [Ch. 10, Sec. 15] Adoption of the International Swimming Pool and Spa Code - ~~2018~~2021. [Added 10-12-2020 by Ord. No. 2020-67]

- A. There is hereby adopted by the City Council for the purpose of regulating and controlling the design,

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construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas in the City of Bloomington, the International Swimming Pool and Spa Code, 20182021, as published by the International Code Council, Inc. Save and except such portions as are deleted, modified or amended in Article VII of this chapter, of which Code not less than one copy has been and now is on file in the office of the Clerk of the City of Bloomington.

§ 10-205. [Ch. 10, Sec. 16] Adoption of the International Mechanical Code - 20182021. [Amended by Ord. No. 2017-96; 8-10-2020 by Ord. No. 2020-53; 10-12-2020 by Ord. No. 2020-67]

- A. There is hereby adopted by the City Council for the purpose of regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems, including heating systems, ventilation systems, cooling systems, steam and hot water heating systems, hydronic piping, boiler and pressure vessels, appliances using gas, liquid or solid fuel, chimneys and vents, mechanical refrigeration systems, fireplaces, solar systems, barbecues, incinerators, and crematories in the City of Bloomington, the International Mechanical Code, 20182021, as published by the International Code Council, Inc. Save and except such portions as are deleted, modified or amended in Article VII of this chapter, of which Code not less than one copy has been and now is on file in the office of the Clerk of the City of Bloomington. The provisions of said Code are hereby adopted and incorporated as fully as if set out at length and the provisions thereof shall be controlling in regard to the design, construction, quality of materials, erection, installation alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems, including heating systems, ventilation systems, cooling systems, steam and hot water heating systems, hydronic piping, boiler and pressure vessels, appliances using gas, liquid or solid fuel, chimneys and vents, mechanical refrigeration systems, fireplaces, solar systems, barbecues, incinerators, and crematories.
- B. In addition to the one copy of the International Mechanical Code, 20182021, which has been on file in the office of the Clerk of the City of Bloomington, for use and examination by the public, at least one copy of said Code shall be kept on file in the office of the ~~Economic & Community~~ Development Services Department for public inspection.
- C. All references to the "Mechanical Board of Appeals," "Board of Appeals," "Board" or similar reference shall be considered as references to the Building Board of Appeals established in Bloomington City Code Chapter 2, § 2-302, and § 10-212 of this chapter, unless a contrary reference is clearly intended by context of the reference.

§ 10-206. [Ch. 10, Sec. 17] Adoption of the International Fuel Gas Code - 20182021. [Amended by Ord. No. 2014-07; 10-12-2020 by Ord. No. 2020-67]

- A. There is hereby adopted the 2018-2021 edition of the International Fuel Gas Code, regulating and governing fuel gas systems and gas-fired appliances in the City of Bloomington; providing for the issuance of permits and collection of fees therefor; That a certain document, one copy of which is on file in the office of the City of Clerk of the City of Bloomington, being marked and designated as the International Fuel Gas Code, 2018-2021 edition, including Appendix Chapters A, B, C and D, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City of Bloomington, and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the City Clerk of the City of Bloomington are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, prescribed in Article VIII of this chapter.

§ 10-207. [Ch. 10, Sec. 18] Adoption of the International Fire Code - 20182021. [Amended by Ord. No. 2014-07; 10-12-2020 by Ord. No. 2020-67]

- A. There is hereby adopted the ~~2018-2021~~ edition of the International Fire Code, at least one copy of which is on file in the office of the City Clerk of the City of Bloomington, being marked and designated as the International Fire Code, including Appendix Chapters B, C, D, E, F and G, as published by the International Code Council, be and is hereby adopted as the code of the City of Bloomington for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Bloomington and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such International Fire Code, ~~2018-2021~~ edition, published by the International Code Council, on file in the office of the City Clerk are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Article IX of this chapter.

**§ 10-208. [Ch. 10, Sec. 19] Adoption of the International Existing Building Code - ~~2018~~2021.
[Amended by Ord. No. 2014-07; 10-12-2020 by Ord. No. 2020-67]**

- A. There is hereby adopted the ~~2018-2021~~ edition of the International Existing Building Code, regulating and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings, in the City of Bloomington; providing for the issuance of permits and collection of fees therefor, at least one copy of which is on file in the office of the City Clerk of City of Bloomington, being marked and designated as the International Existing Code, ~~2018-2021~~ edition, including Appendix A, B and C as published by the International Code Council, and each and all of the regulations, provisions, penalties, conditions and term of said Existing Building code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Article X of this chapter.
- B. All references to the "Board of Appeals" or "Board" in said Code shall be deemed references to the Building Board of Appeals established in Bloomington City Code Chapter 2, § 2-302, and § 10-212 of this chapter, unless a contrary reference is clearly dictated by the context of the reference.

~~**§ 10-209. [Ch. 10, Sec. 20] Adoption of the International Energy Conservation Code - 2018.
[Amended by Ord. No. 2014-07; 10-12-2020 by Ord. No. 2020-67]**~~

- ~~A. There is hereby adopted for the purpose of establishing minimum regulations governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems; providing for the issuance of permits, collection of fees and penalties, an energy code by the name of the International Energy Conservation Code, 2018 edition, as published by the International Code Council, Inc., and the whole thereof, hereinafter referred to as International Energy Conservation Code, save and except such portions as are deleted, modified or amended in Article IV of this chapter, of which Code not less than one copy has been and is now filed in the office of Clerk of the City of Bloomington. The provisions of said Code are hereby adopted and incorporated as fully as if set out at length and provisions thereof shall be controlling in regard to all property, buildings and structures within the corporate limits of the City.~~
- ~~B. All references to the "Board of Appeals" or "Board" in said Code shall be deemed references to the Building Board of Appeals established in Bloomington City Code Chapter 2, § 2-302, and § 10-212 of this chapter, unless a contrary reference is clearly dictated by the context of the reference.~~

ARTICLE III
Unsafe Or Abandoned Buildings

DIVISION 1
Demolition or Repair

§ 10-301. [Ch. 10, Sec. 30] Definitions.

ABANDONED BUILDING — Includes any building, shed, fence or other man-made structure whether completed or not which:

- A. Has not been occupied for a continuous period of one year. The period during which a building has not been occupied includes but is not limited to all time during which the building was vacant as a result of a "No Occupancy" order issued by the ~~Economic & Community~~ Development Services and / or Community Impact & Enhancement Department of the City of Bloomington or the McLean County Health Department; and [Amended 8-10-2020 by Ord. No. 2020-53]

§ 10-302. [Ch. 10, Sec. 31] Reports of violations of article. [Ord. No. 2017-96; 8-10-2020 by Ord. No. 2020-53]

The Director of ~~Economic & Community~~ Development Services or ~~his~~-~~their~~ authorized representative shall make or cause to be made an inspection of any structure in response to any report of an unsafe or abandoned building and, if found to be unsafe or abandoned, to cause all violations to be eliminated; or to refer the matter to the Legal Department for action pursuant to this Division.

DIVISION 2

**Authority of Director of ~~Economic & Community~~ Development
Services [Ord. No. 2017-96; 8-10-2020 by Ord. No. 2020-53]****§ 10-321. [Ch. 10, Sec. 36] Deciding upon questions arising under article.**

The Director of ~~Economic & Community~~ Development Services shall have full power to pass upon any question arising under the provisions of this article subject to the condition, modifications and limitations contained in this chapter.

§ 10-322. [Ch. 10, Sec. 37] Notice to remedy immediately unsafe condition of buildings; failure to obey notice.

If the Director of ~~Economic & Community~~ Development Services shall find in the City any building or structure or part thereof in such an unsafe condition as to cause imminent danger to life or property but that the immediate application of precautionary measures may avert such danger, he shall have authority, and it shall be his / her duty forthwith to notify in writing the owner, agent, contractor or person in possession, charge or control of such buildings or structures or part thereof to adopt and put into effect such precautionary measures as may be necessary or advisable in order to place such building or structure or part thereof in a safe condition. Such notice shall state briefly the nature of the work required to be done, and the Director of ~~Economic & Community~~ Development Services shall specify in such notice the time within which the work required to be done shall be completed by the person notified, upon taking into consideration the condition of such building or structure, or part thereof, and the danger to life or property which may result from its unsafe condition.

§ 10-323. [Ch. 10, Sec. 38] Authority of Director to compel compliance with chapter; action generally upon failure to comply.

- A. If it shall be found that any building or structure, or part thereof, is being or shall have been, worked on in violation of any of the provisions of this chapter, the Director of ~~Economic & Community~~ Development Services shall forthwith notify the owner, agent, contractor, superintendent or architect engaged in working on such building or structure, or part thereof, of the fact that such building or structure, or part thereof, has been or is being worked on contrary to the provisions of this chapter and shall specify briefly in such notice in what manner the provisions of this chapter have been violated and shall require the person so notified to forthwith make such building or structure, or part thereof, conform with the provisions of this chapter specifying in such notice the time within which such work shall be done.
- B. If at the expiration of the time set forth in such notice the person so notified shall have refused, neglected, or failed to comply with the request made in such notice and to have such building, structure, or part thereof, concerning which notice was sent, changed so as to conform to and comply with the provisions of this chapter, the Director of ~~Economic & Community~~ Development Services shall have the authority, and it shall be his duty to request the Legal Department to institute proceedings in the Circuit Court for an order compelling such person to conform to the provisions of this chapter, or authorizing demolition of such building or structure, or part thereof, as shall or may have been worked on in violation of the provisions or any of the provisions of this chapter, and the cost of such work shall be charged to and recovered from the owner of such building or structure or from the person for whom such building or structure is being worked on, in the manner provided in this article.

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 Building 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~~ Services Department has posted "No Occupancy" (hereafter referred to as
"posted building") except in conformity with the provisions of this section.

SEC. 105.9 REPAIR OR DEMOLISH LITIGATION - MORATORIUM ON PERMITS.

Whenever the City of Bloomington has issued fifteen-day notices to repair or demolish pursuant to
Section 11-31-1 et seq. of the Illinois Municipal Code with respect to any property, the Building Safety
Division may issue any building permit for work on any such property. In any case where the ~~Economic
& Community Development~~ Services Department has issued a building permit for work on such
property, the Director or his designee shall inspect the progress of work done under the permit and if the
work has not proceeded on schedule, the Director or his designee shall suspend the building permit and
order all work on the property under the permit stopped. Permits suspended or not issued under this
section shall not be issued until the ~~Economic & Community Development~~ Services Department
removes the property from its list of buildings to be repaired or demolished, or as may be provided in an
order of Court.

SEC. 105.10 DEMOLITION PERMITS.**SEC. 105.10.3 APPLICATION FOR PERMIT; SCHEDULE FOR DEMOLITION REQUIRED.**

- (1) Every application for a demolition permit shall contain a proposed schedule for demolition indicating, at a minimum, the date upon which demolition activities will commence and a date by which the demolition will be completed. Said schedule shall be reviewed by the Director of ~~Economic & Community~~ Development Services, who may approve, reject or propose modifications thereto. The Director's determination shall be in writing and, in the event the schedule is rejected or modifications are proposed, shall state the reasons for the determination. No permit for demolition shall issue without containing a schedule for demolition approved by the Director of ~~Economic & Community~~ Development Services and the signature of the demolition contractor or an authorized representative agreeing to perform the demolition in accordance with the dates stated in the schedule.
- (2) In determining an appropriate schedule for demolition, the following factors shall be considered:
 - (a) The composition and size of the structure or structures to be demolished;
 - (b) The location of the demolition site;
 - (c) The presence of site contaminants, such as asbestos, lead-based paint or stored underground fuel;
 - (d) Environmental considerations involved in the demolition or disposal of wastes therefrom, including efforts made to recycle materials;
 - (e) The effect demolition, or an extended period of demolition, will have on the surrounding area.
- (3) Extension of time. For good cause shown, and with consideration of the factors specified in Paragraph 2 of this section, the Director of ~~Economic & Community~~ Development Services may extend the demolition permit. All permit extensions shall be in writing, shall state the reason or reasons for the extension, shall specify a date by which the demolition will be completed and the permit will expire, and shall bear the signatures of the Director of ~~Economic & Community~~ Development Services and the demolition contractor or an authorized representative thereof.

SEC. 105.10.4 DEMOLITION WORK BOND.

- (1) Requirement. Before any permit required by this article is issued granting authority to demolish a building or structure, the demolition contractor or the owner of the property shall file with the Department of ~~Economic & Community~~ Development Services a copy of a performance bond or an irrevocable letter of credit naming the City of Bloomington as obligee, guaranteeing faithful and timely

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performance of the terms and conditions of the permit, as well as compliance with all applicable federal, state and local laws and providing for the paying of the amount of said bond or irrevocable letter of credit to the City of Bloomington in the event the demolition is not completed within the time specified in the demolition permit, or any extension of said permit allowed by the Director of ~~Economic & Community~~ Development Services. Such bond or irrevocable letter of credit shall be in an amount of not less than 100% of the amount of the demolition contract.

- (2) Permit. No permit shall be issued for any demolition work until such bond or irrevocable letter of credit is filed. Upon the filing of such bond or irrevocable letter of credit and certificate of insurance, as provided in Section 110.5 of this chapter, the person engaged in the work of demolition of such buildings and other structures shall obtain permits for such demolition operations as are authorized under the bond or irrevocable letter of credit. In case of an accident or casualty in the progress of any demolition operations carried on under any permit issued or the happening of any circumstances which might, in the opinion of the Director of ~~Economic & Community~~ Development Services, render such bond or irrevocable letter of credit inadequate, the Director may in ~~his~~their discretion require such additional bond or irrevocable letter of credit as he may deem necessary to fully insure satisfactory completion of the project before he allows the work to proceed or before any additional permits are issued ~~by him~~.
- (3) Waiver. The foregoing requirement of bond may be waived at the discretion of the Code Official/Building Official where:
 - (a) The estimated cost of demolition of a structure, including removal of the debris and clearing the site, is less than \$25,000;
 - (b) No extra hazardous conditions exist; and
 - (c) The demolition permit is being sought by the owner of the structure.
- (4) Certified or cashier's check. In lieu of the ~~a~~ bond or irrevocable letter of credit required under this section, a certified or cashier's check in the amount of the required bond or irrevocable letter of credit payable to the City of Bloomington may be deposited with the City at the time of application for the demolition permit. Such amount of said check as is not required for satisfactory completion of the project will be refunded to the applicant upon completion.

SEC. 105.10.5 UNFINISHED DEMOLITION; PENALTIES.

- (1) Whenever the Director of ~~Economic & Community~~ Development Services determines that a demolition remains incomplete following expiration of a demolition permit, or any extension thereof, he shall send notice by first class mail to the demolition contractor, the owner of the property and any surety for the performance of the demolition that said permit has expired and that the demolition is incomplete. Said notice shall briefly describe the parts of the demolition that remain unfinished and shall give the contractor and the owner of

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the property 21 days from the date of the notice to complete the demolition, including all site cleanup. The notice shall further advise that if the demolition remains unfinished 21 days after the date of said notice, the City of Bloomington shall declare a failure of performance and shall seek funds from any surety holding a performance or irrevocable letter of credit.

(2)

If the demolition remains uncompleted after 21 days from the date of the notice required in Paragraph 1 of this section, the contractor and/or property owner may be fined in the amount of no less than \$250 and no greater than \$1,000 for each day the demolition remains unfinished. After expiration of the period stated in said notice, the Director ~~of Economic & Community~~ Development Services shall declare a failure of performance and shall seek funds from any surety holding a performance or irrevocable letter of credit necessary to complete the demolition project. The Legal Department shall file an action in Circuit Court seeking an Order requiring the owner of the property to complete demolition or allowing the City to complete demolition and place a lien upon the premises for the costs of said demolition as provided by law, in the event said costs exceed those provided by any surety or a performance bond or irrevocable letter of credit.

SEC. 105.11 INSURANCE.

(a)

Requirement. Before any permit required by this article is issued granting authority to demolish a building or structure, the person engaged in the work of demolishing the same shall file with the Director of ~~Economic & Community~~ Development Services a certificate of liability insurance with the City of Bloomington as a named insured showing coverage is not less than the following amounts:

Bodily Injury:

Each Occurrence	\$500,000
Each Person	\$500,000

Property Damage:

Each Occurrence	\$100,000
Aggregate	\$100,000

Where any structure to be demolished exceeds three stories in height, the Code Official/Building Official may, in his discretion, require additional insurance in an amount not to exceed double the amounts shown herein.

(b)

Waiver. The foregoing insurance requirement may be waived at the discretion of the Code Official/Building Official where:

(1)

The estimated cost of demolition of a structure, including removal of the debris and clearing the site, is less than \$500;

(2)

No extra hazardous conditions exist; and

(3)

The demolition permit is being sought by the owner of the structure.

SEC. 109.5 RELATED FEES.

The payment of the fee for the construction, alteration, removal or demolition and for all work done in connection with or concurrently with the work contemplated or authorized by a building permit, shall not relieve the applicant or holder of the permit from the payment of other fees that may be prescribed by law or ordinance for water taps, sewer connections, electrical permits, HVAC permits, plumbing permits, erection of signs and display structures, marquees or other appurtenant structures or fees of inspections, certificates of use and occupancy or other privileges or requirements, both within and without the jurisdiction of the Department ~~of Economic & Community Development~~ **Services**; including, but not limited to, sewer connection charges imposed pursuant to Ordinance Nos. 547 and 548 of the Bloomington/ Normal Water Reclamation District.

SEC. 109.6 REFUNDS.

In the case of a revocation of a permit or abandonment or discontinuance of a work project, no fees shall be subject for refund.

SEC. 109.7 FEE SCHEDULES.

- (a) General. The fee for permits for work regulated by any Code adopted by reference into Bloomington City Code Chapter 10 shall be set forth in the Schedule of Fees. The fee for a permit shall be based on the reasonable cost/value of the improvement, including material and labor. If the Code Official/Building Official determines that the applicant's estimate of the cost of the improvement is unreasonable, the permit fee shall be established according to the provisions of Subsection (c) of this section. One and Two-family dwellings shall be calculated per Subsection (d) of this section. The Code Official's/ Building Official's determination of reasonability of the applicant's estimate shall be appealable as provided in Sections 121.1 and 121.1.1 of this Code.
- (b) (Reserved)
- (c) Alternate Method of Establishing Cost of Improvement or Valuation. Should the declared estimated value of improvements, which is the basis of permit fee calculation, be deemed unreasonable by the Code Official/Building Official, the most recent Building Valuation Data Report of the International Code Council Inc., or equal will be used in establishing the correct valuation.

NOTE:

- (1) The applicable Schedule of Fees is applicable to each building on a lot considered separately as independent fire areas. For purposes of this section, any structure under one roof shall be considered one building.
- (2) The Director of ~~Economic & Community Development~~ **Services** may waive or adjust the amount of the fee for any permit required by this chapter.
- (d) Fees for new one and two family homes shall be calculated on the gross area of the dwelling based on the Schedule of Fees.
- (e) Definitions. For clarity, the following definitions and guidelines are herein incorporated:

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(1)

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Estimated cost/value include all cost of labor and material given a fair market value. A contractor-owner contract or letter of acceptance, certified architect-engineer estimate or accepted bid, or equivalent shall be acceptable as estimated cost adjusted only as allowed by other provisions of this section.

(2)

Allowed exclusions from the estimated cost for fee consideration are the costs of the following:

- a. Painting;
- b. Nonstructural embellishments;
- c. Permanent cabinetry or shelving not affecting area, exiting or fire rating requirements of the Code;
- d. Except in residential occupancy/use, fixtures not basic to the occupancy or use of the building/structure, except lighting fixtures;
- e. Fixtures, devices, equipment, and appliances covered by a separate permit;
- f. Landscaping not required by statute.

(3)

For the purposes of clarification, the following costs are included in the estimated cost:

- a. Excavation work for foundations and subgrade structures;
- b. Rough grading for drainage;
- c. Dust proofing of parking lots/spaces including drainage facilities as approved and endorsed to the department by the Public Works Department;
- d. Work required by zoning, rezoning, or annexation conditions under the department's supervisory jurisdiction.

(4)

The estimated cost for permit and fee considerations of temporary buildings/structures shall be the labor cost of assembling, disassembling, and disposal or moving without affecting regular street traffic.

(f)

Fee Surcharge. Any work undertaken without a permit shall be subject to a surcharge of 100% of the regular charge or \$50, whichever is greater, upon issuance of a valid permit. This shall be construed as a supplemental penalty accruing regardless of any imposition provided for in Section ~~114.4~~ 114.4 of this Code.

(g)

A fee will be required for the review of construction documents/ plans, other than 1 and 2 family dwellings, for work regulated by any code adopted or by referenced by Bloomington City Code Chapter 10. The fee for this review shall be of the reasonable value/cost of each separate project shall be as set forth in the Schedule of Fees.

If the Code Official/Building Official determines that the applicant's estimate of the value/cost for the project is unreasonable, the value of the project shall be as established according to the provisions of Subsection (c) of this section. Appeals shall be provided for in Sections 121.1 and 121.1.1 of this Code.

SEC. 109.20-18 CONTRACTOR REGISTRATION, FEES, LIABILITY INSURANCE AND RESPONSIBILITY.

1. Purpose: The section is intended safeguard the public safety, health and general welfare of the citizens by establishing minimum standards for contractor registration, insurance and performance.
2. Definitions: Unless otherwise expressly stated, the following words and terms shall, for the purposes of this section, be interpreted as herein defined:
 - (a) "Construction" means any constructing, altering, reconstructing, repairing, rehabilitating, refinishing, refurbishing, remodeling, remediation, renovating, custom fabricating, maintenance, improving, wrecking, demolishing, and adding to or subtracting from any building, structure, parking facility, or any other structure to such an extent a permit is required to be issued by the Development Services Department ~~of Economic & Community Development~~.
 - (b) "Construction Documents" - Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building permit. Construction documents shall be drawn to an appropriate scale.
 - (c) "Contractor" means any sole proprietor, partnership, firm, corporation, Limited Liability Company, association or other legal entity permitted by law to do business within the State of Illinois who engages in construction as defined herein.
3. Certificate of Registration. Every person who shall desire to practice the business of a Contractor, shall first obtain a Certificate of Registration to do so as provided by this chapter. This registration is required for any contractor doing work in the City of Bloomington for which a building permit is required.
 - (a) The registration fee and annual renewal shall be in an amount as set forth in the Schedule of Fees. All registrations and renewals of the same shall expire on the 31st day of December of each year, and a renewal shall be obtained on or before January 31st of the following year.
 - (b) Any Certificate of Registration forfeited for nonpayment of the renewal fee may be reinstated upon the payment of the annual renewal fee, in an amount as set forth in the Schedule of Fees, plus \$25.
 - (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

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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~~109.7(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.

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.

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. 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.

CHAPTER 13 ENERGY EFFICIENCY

Modify by deleting this Chapter in its entirety.

SEC. 1612.3 FLOOD HAZARD AREAS.

Establishment of flood hazard areas. ~~T~~he 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. 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.

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 ~~See. R313.3~~Chapter 11] 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~~(4)~~

Insert the following into the Climatic and Geographic Design Criteria Table R 301.2(1)

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

SEC. R105.2 WORK EXEMPT FROM PERMIT.

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

SEC. R313.3 AUTOMATIC FIRE SPRINKLER SYSTEMS; MANDATORY OFFER REQUIRED.

A contractor or builder of a one- or two-family dwelling subject to the International Residential Code shall:

- (a) Offer to the prospective purchaser or buyer the option to install, at the buyer's expense, an automatic fire sprinkler system in the building or dwelling unit designed and installed in accordance with the provisions of Section R313.2.1

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(relating to design and installation of automatic fire sprinkler systems) of the International Residential Code (~~2012~~ 2021 edition).

- (b) Provide the prospective purchaser or buyer with information explaining the costs and benefits of installing and maintaining an automatic fire sprinkler system in the building or dwelling unit. The information provided shall include the following publications from the Home Fire Sprinkler Coalition:
- (i) *Protect What You Value Most*
 - (ii) *The Future of Fire Safety Here Today*
 - (iii) *Now That You're Living With Sprinklers*
- (c) Before issuance of a building permit for any one- or two-family residence, the contractor/applicant shall provide to the ~~Economic & Community~~ Development ~~Services~~ Department a document signed by both the contractor and prospective purchaser or buyer (or in the case of one or two-family dwellings built prior to having an identified buyer (commonly known as "spec homes"), signed by the contractor in place of the prospective purchaser or buyer) stating that the contractor has provided to the prospective purchaser or buyer the information required by Section 1(b) of this ordinance.

Said document shall be in the following form:

Mandatory Offer for Residential Fire Protection

Property Address: _____

Contractor: _____

Address: _____

Phone: _____

Prospective Purchaser/Buyer: _____

Address: Phone: _____

We, the undersigned, confirm and agree that Contractor has provided Buyer with information regarding the installation of a residential fire protection system. Buyer has been provided with the following publications:

Protect What You Value Most

The Future of Fire Safety Here Today

Now That You're Living with Sprinklers

Contractor offers to install a fire protection system in accordance with NFPA 13D and applicable City of Bloomington ordinances at the subject property for the amount of \$_____.

Buyer has been informed that one- or two-family homes not provided with a fire protection system shall have the floors protected as required by Chapter 10, Article V, Section R313.3(2) of the Bloomington City Code.

Buyer hereby ____ accepts ____ declines the offer to install a residential fire suppression system at the subject property.

I hereby state that the information contained in this form is true and correct.

____ Date: _____ Date: _____

Buyer

Contractor

~~Received by: _____ Date: ____~~

~~Economic & Community Development Department~~

CHAPTER 11 ENERGY EFFICIENCY

Modify by deleting this Chapter in its entirety.

ARTICLE VI

Additions, Completions, Modifications And Amendments To The International Swimming Pool

And Spa Code - ~~2018~~2021

[Added 10-12-2020 By Ord. No. 2020-67]

§ 10-601. [Ch. 10, Sec. 1] Modifications.

The numbered subsections of this section correspond to sections of the International Residential Swimming Pool and Spa Code ~~2018~~2021 Edition which are completed, modified, amended or deleted thereby.

ARTICLE VII

Additions, Completions, Modifications, Amendments To International Mechanical Code - ~~2018-2021~~ [Amended By Ord. No. 1993-79; Ord. No. 1998-51; Ord. No. 2003-54; Ord. No. 2013-68; Ord. No. 2014-07; Ord. No. 2017-96; 8-10-2020 By Ord. No. 2020-53; 10-12-2020 By Ord. No. 2020-67]

§ 10-701. [Sec. 101.1 through Sec. ~~M-130.5~~1204] Modifications.

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

SEC. M-130.2 MECHANICAL BUSINESS; LICENSE REQUIRED.

- (a) Except as provided in Subsection (b) below, every person who shall desire to practice the business of a mechanical contractor shall first obtain a license to do so as provided by this chapter.
- (b) All manufacturing and commercial establishments that have a qualified maintenance staff to do the mechanical work must secure a premises-only license to do mechanical work on their own premises. The application must be filed by the authorized representative of such manufacturing or commercial establishment, the license must be in the company, the firm, limited liability company or corporation's name and must pass the ~~N31~~ National Standard Journeyman Mechanical examination, affiliated with the code edition adopted herein and proctored by the International Code Council (ICC) National Contractor/Trades Examination program. No bond is required in connection with such premises-only license. Permits must be taken out on all installations and major repairs, and inspection of the same requested upon completion.

SEC. M-130.3 EXAMINATION PREREQUISITE TO ISSUANCE.

Every applicant for any license required by this Mechanical Code must pass the ~~W29~~ National Standard Master Mechanical examination affiliated with the code edition adopted herein, or a more recent code edition, proctored by the International Code Council's (ICC) National Contractor/Trades Examination program. ~~The exam shall be based on the most recent editions of the codes available.~~ The cost of the exam shall be responsibility of the applicant.

- (a) Application for License. Application for a license as a mechanical contractor, shall be made to the ~~Economic & Community Development~~ Services Department upon forms provided by the department. The application shall state the type of contracting in which the applicant is engaged; that he, or the partnership of which he is a member or a corporation of which he is an officer or representative, is a party directly interested in the license; if a nonresident, the address of his place of business; and if the application is for a license to be

(b)

issued in the name of the partnership or corporation, the correct name thereof, the location of its principal office, and the length of time such partnership or corporation has been in existence. Applicant's Qualifications. An applicant for a license as a mechanical contractor as defined in this Mechanical Code shall be at least 21 years of age and shall have had at least four years' practical experience in the field or class in which a license is desired, or shall have satisfactorily completed a course in the subject for which the license is sought given by a recognized school, plus one year practical experience in the same, or shall be a registered professional engineer.

SEC. M-130.4 BONDS, EXAMINATION, INSURANCE AND LICENSE FEES.

(a)

Bond Required of Applicant.

(1)

Any person applying for a new or renewed license required by this Mechanical Code shall execute and deliver to the ~~City Clerk~~Development Services Department a bond in the penal sum of \$2,000 payable to the City or a continuation certificate for the same. Such bond shall be made for the use and benefit of the owner of, or any party in interest in the property where the Licensee furnishes any material furnished in violation of the requirements of any law of the State or Code of the City governing such work. The Secretary of the Board shall report to the Board as to the existence and sufficiency of such bond. The bond will be used to correct or complete a project in accordance to the laws and Codes of the City when the contractor fails or is unable to do the same upon written notice from the City.

(2)

The requirements of Subsection (1) above shall not preclude the Building Official from requiring, at his discretion, additional bond commensurate with the size of a project if he deems it necessary.

(b)

Renewals; Expiration of License. Any person holding a valid license as a Mechanical Contractor from the City of Bloomington on the effective date of this Ordinance shall have the right, without further examination, to obtain a License from the ~~Building Board of Appeals~~Development Services Department and a license each year thereafter ~~from the City Clerk~~ upon the payment ~~to the City Clerk~~ of a license fee, certificate of liability insurance, and the execution of a bond as required by this chapter.

The license fee for an annual renewal of a license shall be \$75. All licenses and renewals of the same shall expire on the 31st day of December of each year, and a renewal shall be obtained on or before January 31st of the following year.

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.~~

(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:

- (1) Failure to obtain a permit as required under this chapter or any other provision of the Bloomington City Code, State or Federal law;
 - (2) Taking out or obtaining a permit required by this chapter for work to be done by another person, firm or other legal entity not employed or otherwise under the supervision and control of the permitted;
 - (3) Abandonment without reasonable cause of any project or operation engaged in or undertaken by the licensee as a contractor as defined in this chapter;
 - (4) Conviction of fraud in the furnishing of mechanical work;
 - (5) Deliberate disregard of the Mechanical Code, the safety or the labor laws of the State or any subdivision thereof;
 - (6) The refusal to correct work which has been installed improperly when directed to do so by the Director of ~~Economic & Community~~ Development Services or the Director's designee;
 - (7) Repeated failure to properly perform mechanical work; or
 - (8) Failure to pay any fine when due owed to the City of Bloomington assessed by the Building Board of Appeals, McLean County Circuit Court or other administrative or judicial authority.
- (b) The Building Board of Appeals may fine a licensee not less than \$50 nor more than \$500 for doing any prohibited act or failing to do any required or specified act referred to herein. A separate offense shall be deemed committed for each day during or on which a violation occurs or continues. Each fine shall be paid on or before the payment date set by the Board of Appeals, court or administrative agency and, if an order does not specify a payment date, each fine shall be due and payable in full on or before the fourteenth-day following the date the order is entered by the Board, court or agency. In the event any fine is not so paid, it shall be a debt to the City of Bloomington which shall be collectible in the small claims court or in any other court in which debts to the City may be sued for and collected.

(c)

The term "licensee" and/or "person" shall mean any person, partnership, limited liability company, corporation or other legal entity as the context of applying the facts of a particular case to these provisions indicates is proper. Every act or omission of any nature constituting a violation of any of the provisions of this act by, for or on behalf of any licensee or any director, manager, agent, or employee of any licensee shall be deemed to be the act of such licensee, and shall be punishable in the same manner as if such acts or omission had been done, or not done by the licensee personally.

SEC. 301.2 ENERGY UTILIZATION.

Modify this Section by deleting it in its entirety.

SECTION 514 ENERGY RECOVERY VENTILATION SYSTEMS

SEC. 514.1 GENERAL.

Modify the Section as follows:

Energy recovery ventilation systems shall be installed in accordance with this section. ~~Where required for purposes of energy conservation, energy recovery ventilation systems shall comply with the International Energy Conservation Code.~~ Ducted heat recovery ventilators shall be listed and labeled in accordance with UL 1812. Nonducted heat recovery ventilators shall be listed and labeled in accordance with UL 1815.

SECTION 604 INSULATION

SEC. 604.1 GENERAL.

Modify the Section as follows:

Duct insulation shall conform to the requirements of Sections 604.2 through 604.13 ~~and the International Energy Conservation Code.~~

SECTION 1204 PIPE INSULATION

SEC. 1204.1 INSULATION CHARACTERISTICS.

Modify the Section as follows:

Pipe insulation installed in buildings shall ~~conform to the requirements of the International Energy Conservation Code;~~ shall be tested in accordance with ASTM E84 or UL 723, using the specimen preparation and mounting procedures of ASTM E2231; and shall have a maximum flame spread index of 25 and a smoke-developed index not exceeding 450. Insulation installed in an air *plenum* shall comply with Section 602.2.1.

Exception: The maximum flame spread index and smoke-developed index shall not apply to one- and two-family dwellings.

ARTICLE VIII**Additions, Completions, Modifications, Amendments To International Fuel Gas 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]****§ 10-801. [Sec. 101.1 through 108.5] Modifications.**

The numbered subsections of this section represent additions to the International Fuel Gas 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 Fuel Gas Code of the City of Bloomington hereinafter referred to as the Fuel Gas Code or "this Code."

SEC. ~~106.6.2 FEE SCHEDULE.~~109.2 SCHEDULE OF PERMIT FEES

The fees for all work shall be as shown in Article IV, Section ~~108.11~~109.11.

SEC. ~~106.6.3 FEE REFUNDS~~109.6 REFUNDS.

See Article VII, Section 106.~~65~~.2.

SEC. ~~108.115.4 VIOLATION PENALTIES.~~

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, install, construct, alter or repair work or systems in violation of the approved construction documents or directive of the Code Official/Building Official, or of a permit or certificate issued under the provisions of this Code shall be guilty of a misdemeanor, punishable by a fine of not less than \$100 and not more than \$500. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SEC. ~~108.5~~116 STOP-WORK ORDERS.

Upon notice from the Code Official/Building Official that work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official/Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine not less than \$100 or more than \$500.

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. 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.

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.

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.
- ~~1-2.~~ 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.

ARTICLE X

Additions, Completions, Modifications, Amendments To International Existing Building 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]

§ 10-1001. [Sec. 101.1 through 1201.2] Modifications.

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

EXHIBIT B
SUMMARIES OF SIGNIFICANT CODE CHANGES

For the proposed adoption of:

2021 International Building Code (IBC)

2021 International Residential Code (IRC)

2021 International Existing Building Code (IEBC)

2021 International Fire Code (IFC)

2021 International Mechanical Code (IMC)

2023 National Electrical Code (NEC).

TOP SIGNIFICANT CHANGES TO THE 2021 INTERNATIONAL BUILDING CODE (IBC)**1. MASS TIMBER CONSTRUCTION (IBC 202, 602, 722.7):**

New construction types (IV-A, IV-B, IV-C) were added to allow for the construction of mass timber buildings, with specific fire-resistance requirements and testing for connections.

2. PUZZLE ROOMS (IBC 202, 411.5):

These are now officially defined and regulated as "special amusement areas" with specific means of egress requirements, and subject to requirements for fire suppression, fire alarm, and interior finish provisions.

3. OPEN PARKING GARAGES (IBC 903.2.10):

Automatic sprinkler protection is required for Group S-2 open parking garages where any single fire area exceeds 48,000 square feet.

4. ACCESSIBILITY (IBC 1009.6.3, 1102, 1107.2):

Several updates were made, including increased clear floor space for wheelchairs to 30 X 52 inches, new requirements for accessible EV charging stations, and updated standards for accessibility compliance.

(EV charging stations are treated more like accessible gas pumps than parking spaces, meaning they can be used by non-handicapped persons.)

5. FIRESTOP SYSTEMS (IBC 1705.18):

Special inspections are now required for firestop, fire-resistant joint systems, and perimeter fire barrier systems in Group R fire areas.

(Special Inspection, only when occupant load of greater than 250)

6. INTERMODAL SHIPPING CONTAINERS (IBC 3115):

The code now provides criteria for using intermodal shipping containers as buildings, referencing specific structural requirements.

7. DEFINITION UPDATES (IBC 202):

Key definitions were revised to clarify terms such as "atrium," "change of occupancy," "impact protective system," "mass timber," and "nailable substrate".

Change of Occupancy: “The intent is to limit the application of a Change of Occupancy where there is no change in Occupancy Classification to only those new uses that present a higher risk to the life safety or welfare of the occupants that was created by the previous use.”¹

8. EGRESS REQUIREMENTS (IBC 1006.2.1, 1006.3, 1009.6.2):

Changes were made to egress provisions, such as eliminating common path of travel limitations for unoccupied mechanical rooms, occupied roofs, and updating the location of areas of refuge.

9. SOUND TRANSMISSION (IBC1206.2):

Requirements for separating dwelling units from public spaces have been expanded to cover sound transmission not just through corridors and stairs, but also from other public areas.

10. STAIRWAY CONSTRUCTION IN PODIUM BUILDINGS (IBC 510.2):

Modification allowing the use of combustible building materials within areas of noncombustible construction types in podium buildings.

11. FIRE BARRIER CONTINUITY (IBC 707.5):

Fire Barriers now permitted to stop at fire resistance rated “lid,” rather than extend to floor / roof above.

12. NFPA 13R SPRINKLER SYSTEMS (IBC 903.3.1.2):

Modifies language limit the use of 13R systems to residential buildings with the highest story above grade plane to 30 feet.

(Consider modifying this provision to limit the highest story above grade plane to 33 feet. This would allow construction of projects such as Lincoln Lofts without increase in sprinkler requirements.)

¹ Significant Changes to the International Building Code 2021 Edition.

TOP SIGNIFICANT CHANGES TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

1. INTERMODAL SHIPPING CONTAINERS (IRC R301.2.1.4):

The use of shipping containers are now specifically referenced in the code. This requires shipping containers to be utilized per the requirements of the International Building Code and require an engineered design. Simplified design considerations are made for the use of only one container unit.

2. STORY HEIGHT (IRC R301.3):

Clarification regarding the application of the code, allowing story heights of up to 13 feet 7 inches if the stud height does not exceed 12 feet.

3. TOWNHOUSES (IRC R302.2):

Modifications permitting common walls of townhouses to terminate at exterior walls, provided that adequate fire blocking has been installed.

4. HABITABLE ATTICS (IRC R326):

Addition of a new section for Habitable Attics, classifying them as a story above grade plane subject to story, height, and means of egress requirements. Exceptions apply based on usable floor area.

5. CARBON MONOXIDE ALARMS (IRC R315.2.2):

Addition of a retroactive requirement requiring the installation of carbon monoxide alarms when mechanical systems are installed, altered.

6. STORM SHELTERS (IRC R323):

Addition of requirements that construction documents for storm shelters be prepared by a Registered Design Professional.

7. DWELLING – GARAGE OPENING PROTECTION (IRC R302.2):

Addition of requirement that doors between garages and dwellings be self-latching, in addition to the current requirement of being self-closing.

8. MINIMUM WIDTH AND THICKNESS OF CONCRETE FOOTINGS (IRC TABLE R403.1 (1)):

Revisions have been made to the tables, in many cases reducing required widths and thicknesses of concrete footings.

9. VAPOR RETARDER UNDER CONCRETE SLABS (IRC R506.2.3):

Modification now requires thicker vapor retarder underneath concrete slabs on grade (10-mil vs. 6-mil previously).

10. ENERGY EFFICIENCY (IRC CHAPTER 11):

Additions and modifications under this Chapter reflect changes already adopted by the State of Illinois, and required to be enforced by the City.

11. ELECTRICAL (IRC R301.3):

Additions and modifications under these Chapters reflect changes already adopted through the City's previous adoption of the 2020 National Electric Code.

TOP SIGNIFICANT CHANGES TO THE 2021 INTERNATIONAL MECHANICAL CODE (IMC)

1. 307.2.1.1 – Condensate drainage

Modification: New language clarifies where condensate discharge and drain connections are and aren't allowed. No direct connection to DWV piping allowed. Condensate may discharge into a floor drain, hub drain, mop sink, lavatory tailpiece, utility or laundry sink, or outdoors. Other than outdoor terminations, the point of condensate discharge must be within the same occupancy or dwelling unit.

2. 403.3.1.3 – Demand control ventilation

Modification: Clarifies that demand control ventilation cannot reduce mechanical ventilation to zero while a space is intended to be occupied.

3. 403.3.2.1 – Outdoor air for dwelling units

Modification: This modification grants a reduction in the required ventilation rate for high efficiency balanced ventilation systems in dwelling units.

4. 502.20 – Manicure and pedicure stations

Modification: The controls for these systems must operate continuously while the space is occupied.

5. 504.4.1 – Termination location for dryer exhaust

Modification: Establishes minimum clearance between dryer duct termination and building openings: clearance per manufacturer's specifications, or a minimum of 3 feet in any direction where not otherwise specified.

6. 507.1 – Smoker ovens with integral exhaust

Modification: Clarifies that smoker ovens with integral exhaust systems, installed per manufacturer's specifications, are exempt from the Type I hood requirement specified elsewhere in the code.

7. 607.5.5 – Subducts penetrating shaft enclosures (modification)

Modification: Revised conditions for allowing ducts to penetrate shaft enclosures without dampers.

8. 1105.9 – Machinery room means of egress

Addition: To be consistent with the IBC, the IMC specifies that machinery rooms larger than 1000 sq. ft. shall have at least two exits. One of the exits can lead to a ladder or alternating tread device. Exit and exit access doorways shall have panic hardware and swing in the direction of travel regardless of the occupant load.

9. 1107-1110 – Refrigerant piping

Addition: The code sections on refrigerant piping were completely rewritten.

SUMMARY OF CHANGES TO THE 2021 INTERNATIONAL FIRE CODE (IFC)

***Section 320-** Requirements for 3D printing operations.

***Section 321-** Regulations for artificial combustible vegetation when located on roofs within close proximity a building.

Section 508.1- Requirements for fire command centers in large buildings classified as Group F-1 and S-1 occupancies over 500,000 square feet.

Section 510.4.1- Modifications to Emergency Responder communications coverage with regard to signal strength.

Section 603.4- Modification to working space dimensions around electrical equipment revised to correlate with NFPA 70.

***Section 604.5.4-** Storage is prohibited in elevator lobbies, elevator cars, and elevator machine rooms.

***Section 610-** Provisions added to ensure clothes dryer lint trap and exhaust duct are cleaned and maintained properly.

Section 701.6- Owner inspections are required annually for fire resistance rated protection of mass timber Construction.

***Section 708-** Maintenance requirements for spray fire- resistant materials and intumescent fire-resistant Materials added to the code.

***Section 808.5-** Play structures added to existing buildings must comply with the requirements in the International Building Code.

Section 901.1- A definition for life safety systems is added and sections modified to address provisions In Chapter 9 that address life safety systems in addition to fire protection systems.

***Section 903.2.4.2-** Fire areas containing F-1 occupancies used for the manufacturing of distilled spirits or Group S-1 occupancies used for the storage of distilled spirits or wine are required to be equipped with an automatic sprinkler system.

***Section 903.2.4-** Requirements for the installation of an automatic sprinkler system in facilities

Manufacturing, storing, or selling upholstered furniture and mattresses have been revised. Eliminates the 2, 500 square foot recital.

Section 903.2.10- Open parking garages are required to be equipped with an automatic sprinkler system when the fire area exceeds 48,000 square feet.

Section 903.2.10.2- Mechanical access enclosed parking garages are defined and now require an automatic sprinkler system.

Section 903.3.1.2- The allowable use of NFPA 13R sprinkler systems in Group R occupancies is reduced, Especially those built with the podium concept, which increases the fire protection in these buildings.

Section 903.3.1.2.2- Revision modifies the requirements in NFPA 13R and specifies that sprinklers are required to protect corridors and egress balconies that are not adequately open to the exterior to provide for heat and smoke to escape.

Section 905.3.1- When a standpipe is required in a parking garage, whether open or enclosed, the standpipe will be a Class 1 standpipe without the requirement for spacing hose connections as required for Class II standpipes.

***Section 907.2.10-** A manual fire alarm system is required in self storage facilities which are three stories or more and have interior corridors.

***Section 910.3.4-** Smoke and heat vents must have a manual release in addition to an automatic release. If the automatic release is a fusible link, a minimum operating temperature is now specified.

Section 913.1- Fire pumps for fire sprinkler systems designed to International Residential Code Section P2904 or NFPA 13D are not required to be listed fire pumps or comply with NFPA 20.

Section 913.2.2- Conductors powering a fire pump can be covered with a minimum of 2 inches of concrete to provide the required fire-resistance-rated protection.

Section 914.3.1.2- Redundant water supply connections are required for fire pumps in high-rise buildings over 120 feet in height where constructed of Type IVA or IVB construction.

Section 914.7- Specific provisions are added to the code to address puzzle rooms that would require automatic sprinkler systems and smoke detection.

Section 1006.3- Clarifies that egress requirements are determined for each story or occupied roof level, and allows the path egress to traverse more than one story within an atrium.

Section 1006.3.2- Egress travel on exit access stairways and ramps that are exterior to the building and connecting occupied roofs are allowed to traverse more than one story.

Section 1009.2.1- Adds a requirement for an elevator to serve occupied roofs when the roof level is essentially the fourth story above the level of exit discharge.

Section 1010.1.1- The width of a swinging door is no longer limited to 48 inches and a consolidated exception allows for reduced size doors for single user showers, saunas, toilet compartments, dressing, fitting, or changing rooms.

Section 101.2.4- Two additional exceptions have been added into the general locking section to allow locked doors in the egress system when needed for either the clinical needs of care recipients or where exterior areas egress back into the building.

Section 1010.2.8- Exit door locks for protection from intruders are allowed in Group E occupancies, Group B educational occupancies, and Group I-4 occupancies. When remote operation is provided, the door must still be unlockable from outside the room.

Section 1010.2.9- Panic or fire exit hardware is now required in electrical rooms with equipment greater than 800 amperes rather than 1200 amperes, and in refrigeration machinery rooms exceeding more than 1000 square feet.

Section 1020.5- In Group I-2, dead end corridors are now allowed a maximum length of 30 feet where they do not serve patient rooms or treatment spaces.

Section 1030.16- Provides guidance to address handrails on stepped aisles, often called “social stairs”.

Section 1103.5.4- Un-Sprinklered high-rise buildings must either install automatic sprinkler system or meet specific egress and fire alarm criteria. This is contingent where Appendix M has not been adopted and where any of the following conditions apply:

1. The high rise building has an occupied floor located more than 120 feet above the lowest level of Fire department vehicle access.
2. The high rise building has occupied floors more than 75 feet and not more than 120 feet Above the lowest level of fire department vehicle access and the building does not have at least Two interior exit stairways complying with Section 1104.10 that are separated from the Building interior by fire assemblies having a fire-resistance rating of not less than 2 hours with Opening protection in accordance with Table 716.1(2) of the IBC.
3. The high-rise building has occupied floors located more than 75 feet and not more than 120 feet Above the lowest level of fire department vehicle access and the building does not have a fire Alarm system that includes smoke detection in mechanical equipment, electrical, transformer, Telephone equipment and similar rooms; corridors; elevator lobbies; and at doors penetrating Interior exit stairways enclosures.

Building owners shall file a compliance schedule with the fire code official not later than 365 days after receipt of a written notice. The compliance schedule shall not exceed 12 years for completion of the automatic sprinkler system retrofit.

Section 1103.7.5.1- The requirements for retrofitting a fire alarm system in existing hotels and

Motels is reformatted and a new requirement for retrofitting un-sprinklered single story hotels and motels is added.

Section 1103.9- Carbon monoxide detection is required in existing Group I-1, I-3, I-4 and R Occupancies and in existing classrooms in Group E.

Section 1203.1.2- Several options are provided for protecting the fuel line supplying emergency and standby generators.

Section 1204- Portable generators are now regulated and safety issues are addressed.

Section 1205.3.3- The requirement for access pathways with Solar PV to smoke and heat vents is clarified.

Section 1207- The requirements for energy storage systems have been reformatted and revised to better address this growing and changing technology.

Chapter 22- Revisions in this chapter for mitigating the accumulation of combustible dust and control of Ignition sources, and provide guidance for fire code inspector.

Section 2308- Vehicle fueling with compressed natural gas previously allowed at only residential occupancies, is now allowed at other occupancies.

Section 2311.8- The requirements for repair of lighter than air fueled vehicles are clarified and expanded to ensure safe operations in repair garages.

Section 2404.3.3.6- Spray booths are no longer restricted to a maximum size of 1500 square feet.

Table 2704.2.2.1- The quantity of water reactive Class 3 solid materials in a fabrication area has been Increased with a new limit on maximum quantity per tool in semiconductor fabs.

Section 2808- Requirements for a fire protection plan are expanded including an increase in the separation distance between piles or stacks.

Table 3203.8- High piled storage of lithium ion batteries is considered a high hazard commodity.

Section 3205.5- Limited displays are allowed within aisles if the sprinkler system meets the design criteria and egress is still available.

***Section 3209.4-** Automatic shutdown of automated rack storage is required when the high piled storage area exceeds 500 square feet.

Section 3303.3- New provisions for buildings under construction require daily fire inspections by the Site safety director.

Section 3303.5- Passive fire safety requirements added during construction of buildings of construction types IV-A, IV-B, and IV C that are designed to be greater than 6 stories above grade plane.

Section 3305.5- Requirements are added for fire watch during non working hours at building construction for new construction that exceeds 40 feet in height above the lowest adjacent grade at any point along the building perimeter, any new multistory construction with an aggregate area exceeding 50,000 square feet per story or as required by the fire code official.

Section 3305.9- In Type I and II buildings, barriers installed to separate construction areas from the remainder of the building must be noncombustible, flame retardant or have a limited heat release rate.

Section 3313- New requirements for minimum water supply during construction specify minimum fire flow and distance from the structure.

Section 3805- The limitation on use and storage of oxidizer Class 4 and pyrophoric materials is reinforced.

***Chapter 40-** New provisions have been added that address storage of distilled spirits and wines in barrels and casks. Includes requirements for fire sprinkler systems the manufacture and storage.

Chapters 50-67- Hazardous Materials- Various modifications and clarifications throughout the chapters.

TOP SIGNIFICANT CHANGES TO THE 2023 NATIONAL ELECTRICAL CODE (NEC)

1. GFCI'S FOR KITCHENS (NEC 210.8 (A)):

This change expands the requirement for GFCI-protected receptacles in kitchen. The requirement now applies to receptacles anywhere in the kitchen as well as in any area with a sink and permanent provisions for food preparation, beverage preparation, or cooking. This requirement previously was limited to kitchen receptacles serving the countertop surfaces.²

2. GFCI'S FOR SPECIFIC APPLIANCES (NEC 210.8 (D)):

This change expands the requirement for GFCI-protected branch circuits or outlets to include those serving electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens, no matter where they are located. The list of appliances was previously found in Section 422.5(A) and included seven items.²

3. GFCI'S FOR OUTDOOR OUTLETS (NEC 210.8 (F)):

This change removes the requirement for air conditioner condenser units and heat pumps to have GFCI protection. It should be noted that a similar change was also made to the 2020 edition through a Tentative Interim Amendment that went into effect September 2022. The requirement for GFCI was also expanded to include garages that have floors located at or below grade level, accessory buildings, and boathouses.²

4. GARAGE BRANCH CIRCUITS (NEC 210.11 (C)(4)):

This change clarifies that additional branch circuits are permitted beyond the one supplying the required receptacle outlets in each vehicle bay. It also allows additional equipment to be supplied by the required circuit in garages with a single vehicle bay as long as the rating of such equipment does not exceed the limits of the branch-circuit ampere ratings.²

5. AFCI PROTECTION (NEC 210.12):

Article 210.12: AFCI's are now required to be listed, and AFCI protection is required in dormitory units, hotel and motel guest rooms and suites, patient sleeping rooms in nursing homes, and sleeping quarters of fire departments, police stations and similar locations.³

6. 10-AMPRE BRANCH CIRCUITS (NEC 210.23(A)):

This change establishes a new section allowing 10-ampere branch circuits for lighting and exhaust fans. Certain loads are also prohibited, such as receptacle outlets, garage door openers and laundry equipment. The change addresses higher efficiencies in lighting and other equipment which result in lower electrical loads and may lead to oversizing circuit wiring and

² National Association of Home Builders – Significant Changes to the 2023 National Electrical Code.

³ Patrick Grover, Town of Normal – Significant Changes to the 2023 NEC and Commonly Cited Code.

connected devices, such as circuit breakers. This change is one of several that are necessary to recognize 14 AWG copper-clad aluminum for branch circuit applications installed using a 10-ampere branch circuit.²

7. RECEPTACLES ON KITCHEN ISLANDS AND PENINSULAS (NEC 210.52 (C)(2)):

This change removes the requirement for providing receptacles to serve countertops and work surfaces on kitchen islands and peninsulas but requires undefined provisions for a future receptacle if none are provided. This section previously required one or more receptacles to serve islands and peninsulas based on their countertop area.²

8. KITCHEN RECEPTACLE OUTLET LOCATION (NEC 210.52 (C)(3)):

This change limits the location of receptacle outlets in kitchens. They can be installed in, on, or above countertops and work surfaces. In addition to these locations, this section previously allowed receptacle outlets to be installed not more than 12 inches below the countertop or work surface. Prior to the 2020 NEC, this allowance only applied to construction for the physically impaired and on certain islands and peninsulas.²

9. LOAD CALCULATIONS (NEC 220.5 (C)):

This adds the requirement for the floor area of garages to be included when calculating the minimum lighting load for dwelling units. Note: The charging language is found in Section 220.41.²

10. RECEPTACLES INSTALLED AROUND TUB OR SHOWER SPACES (NEC 406.9 (C)):

This change clarifies that the zone restricting the location of receptacles around a tub or shower space does not include those spaces separated by a floor, wall, ceiling, room door, window, or fixed barrier. The 2020 NEC extended the zone 3 feet beyond the bathtub rim or shower stall threshold.³

11. LIGHTING OUTLETS (NEC 210.70):

This section has been revised to prohibit the use of lighting control devices that rely exclusively on battery power “unless a means is provided for atomically energizing the lighting outlets upon battery failure.”²

12. BARRIERS (NEC 210.15):

The insulated barrier requirements that have applied to service panels since 2017 have been expanded to apply to equipment supplied by a feeder.³

13. SURGE PROTECTION (NEC 210.18 / 225.42 / 230.67 (A)):

The code now requires feeders supplying dwelling units, dorms, hotel guest rooms, and patient sleeping rooms of nursing homes to have surge protection.³

14. EMERGENCY DISCONNECTS (NEC 225.41):

The emergency service disconnect requirement of 230.85 that was introduced in 2020 has been expanded to include one-and two-family dwelling units supplied by a feeder. “The disconnecting means shall be installed in a readily accessible outdoor location on or within sight of the building.”³

15. RECONDITIONED EQUIPMENT (NEC 240.2):

A new section outlines which types of overcurrent protective devices are permitted to be reconditioned. GFCI's and molded case circuit breakers are not permitted to be reconditioned.³

16. LISTING REQUIREMENTS (NEC 240.7):

The NEC now requires branch-circuit OCPD's and GFCI devices to be listed.³

17. BOX FILL CALCULATIONS (NEC 314.16 (B)(5)):

This section has been revised to require a ¼ volume allowance for each equipment ground beyond the first four.³

18. REPLACEMENT RECEPTACLES (NEC 406.4):

GFCI receptacles are now required to be listed.³

19. TAMPER RESISTANT RECEPTACLES (NEC 406.12):

The requirements for tamper-resistant receptacles have been expanded to include boathouses, mobile homes, manufactured homes, residential care, rehabilitation facilities, group homes, foster care facilities, nursing homes and psychiatric hospitals.³

20. FAULT MANAGED POWER SYSTEMS (NEC 726):

This is an entirely new article that covers Class 4 Fault-Managed Power Systems which is also referred to as digital power. Per 726.12, “Class 4 power systems shall not be permitted in dwelling units.”³

² National Association of Home Builders – Significant Changes to the 2023 National Electrical Code.

³ Patrick Grover, Town of Normal – Significant Changes to the 2023 NEC and Commonly Cited Code.