

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294



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## **Ordinance No. 2013 - 09**

### **AN ORDINANCE Amending the Building Code of the City of Troy, Madison County, Illinois**

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**WHEREAS**, the City of Troy, Madison County, Illinois has heretofore adopted the “2003 *International Building Code*”; and

**WHEREAS**, the continuing growth of the City of Troy has resulted in the necessity for amendment and clarification of the *2003 International Building Code* by the City of Troy to ensure consistency in the construction of residential and commercial buildings in the City of Troy to ensure the proper protection of the public health, safety and welfare of the citizens of the City of Troy, Illinois; and

**WHEREAS**, the City of Troy, Madison County, Illinois, in compliance with the State of Illinois P.A. 92-489, has provided an identification of the code, by title and edition, to the Capital Development Board, Division of Building Codes and Regulations, for posting to the public on the internet through the State of Illinois web site.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY,  
MADISON COUNTY, ILLINOIS AS FOLLOWS:**

**Section 1:** That the City Council hereby determines that the preambles hereto are true and correct and are incorporated herein by reference as if fully set forth at this point.

Section 2: That the Building Codes of the City of Troy, Illinois shall consist of the following which are incorporated by reference and made a part hereof as though fully set out herein, and are hereby adopted (collectively, the “City Codes”):

- A. The *2012 International Building Code*, published by the International Code Council, Inc., et al including the amendments prescribed in §§ 151.020–151.026 is hereby adopted as the “Building Code of the City of Troy, Illinois” (the “Building Code”);
- B. The *2005 National Electrical Code*, published by the National Fire Protection Association, Inc., including the amendments prescribed in §§ 151.040–151.041 is hereby adopted as the “Electrical Code of the City of Troy, Illinois” (the “Electrical Code”);
- C. The *2012 International Residential Code*, published by the International Code Council, Inc. et al including the amendments prescribed in §§ 151.055–151.056 is hereby adopted as the “Residential Code of the City of Troy, Illinois” (the “Residential Code”);
- D. The *2012 International Property Maintenance Code*, published by the International Code Council, Inc. et al including the amendments prescribed in §§ 151.070–151.071 is hereby adopted as the “Property Maintenance Code of the City of Troy, Illinois” (the “Property Maintenance Code”);
- E. The *2012 International Fire Code*, published by the International Code Council, Inc. et al including the amendments prescribed in §§ 151.085–151.086 is hereby adopted as the “Fire Code of the City of Troy, Illinois” (the “Fire Code”);
- F. The *2012 International Fuel Gas Code*, published by the International Code Council, Inc. et al including the amendments prescribed in §§ 151.100–151.101 is hereby adopted as the “Fuel Gas Code of the City of Troy, Illinois” (the “Fuel Gas Code”);
- G. The *2012 International Mechanical Code*, published by the International Code Council, Inc. et al including the amendments prescribed in §§ 151.115–151.116 is hereby adopted as the “Mechanical Code of the City of Troy, Illinois” (the “Mechanical Code”);
- H. The *2012 International Swimming Pool and Spa Code*, published by the International Code Council, Inc. et al including the amendments prescribed in §§ 151.065–151.066 is hereby adopted as the “Swimming Pool and Spa Code of the City of Troy, Illinois” (the “Swimming Pool and Spa Code”);

Additionally, Chapter 151 Building & Building Regulations of the Code of Ordinances is hereby revised as follows:

1. § 151.020(A). Adoption of International Building Code; Penalties is amended to read as follows:  

“A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Building Code*, 2012 edition, including Appendix Chapters, as published by the International Code Council be and is hereby adopted as the Building Code of the City, for regulating and governing the 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 and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.”

2. § 151.021 Amendments to the International Building Code

(A) The following sections of the *2012 International Building Code* are revised and amended as follows:

(1) Section 101.1 is hereby amended by substituting “City of Troy, Illinois” for the words “[NAME OF JURISDICTION]” and by adding the sentence, “The term “jurisdiction” wherever appearing in this code shall mean the City of Troy, Illinois.

(B) The following sections of the *2012 International Building Code* are hereby deleted:

(1) Section 113 Means of Appeal is deleted in its entirety.

(2) Subsection 1809.12 Timber Footings; Subsection 1810.3.2.4 Timber; and Subsection 1810.3.2.4.1 Preservative Treatment are deleted in their entirety.

(3) Table 1810.3.2.6 Item #6 Timber is deleted in its entirety.

(4) Appendix H is deleted in its entirety.

3. § 151.055 Adoption of International Residential Code is amended to read as follows:

“A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Residential Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the International Residential Code of the City for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, 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 as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.”

4. § 151.056 Amendments to the International Residential Code

(A) The following sections of the *2012 International Residential Code* are revised and amended as follows:

(1) Section 101.1 is hereby amended by substituting “City of Troy, Illinois” for the words “[NAME OF JURISDICTION]” and by adding the sentence, “The term “jurisdiction” wherever appearing in this code shall mean the City of Troy, Illinois.

- (2) Section R309.5 Fire Sprinklers is deleted in its entirety and inserted in its place is the following:

“R309.5 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.”
- (3) Section E3902.12 Arc-Fault Circuit-Interrupter Protection is amended to read as follows:

“All branch circuits that supply 125 volt, single phase, 15 or 20 ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter to provide protection of the entire branch circuit.”
- (B) The following sections of the *2012 International Residential Code* are hereby deleted:
  - (1) Section 113 Means of Appeal is deleted in its entirety.
  - (2) Section R313 Automatic Fire Sprinkler Systems is deleted in its entirety.
  - (3) Sections R402.1 through R402.1.2 Wood Foundations are deleted in their entirety.
  - (4) Figures R403.1(2) and R403.1(3) Permanent Wood Foundations are deleted in their entirety.
  - (5) Section R405.2 Wood Foundation is deleted in its entirety.
  - (6) Section R501.3 Fire Protection of Floors is deleted in its entirety.
  - (7) Chapter 25 Plumbing Administration, Chapter 26 General Plumbing Requirements, Chapter 27 Plumbing Fixtures, Chapter 28 Water Heaters, Chapter 29 Water Supply and Distribution, Chapter 30 Sanitary Drainage, Chapter 31 Plumbing Vents, and Chapter 32 Plumbing Traps are deleted in their entirety.
  - (8) Appendix P Sizing of Water Piping System is deleted in its entirety.
- (C) The *2012 International Residential Code* shall be administered by the Building Inspector.
- (D) The penalties for violations of this code shall be those which are described in § 151.999.
- (E) The fees for applications, permits and inspections shall be prescribed by the City Council.

5. § 151.070 Adoption of International Property Maintenance Code is amended to read as follows:

A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Property Maintenance Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City for regulating and governing the 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 existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

6. Section 151.071 Amendments to the International Property Maintenance Code

(A) The following sections of the *2012 International Property Maintenance Code* are revised and amended in the following respects:

- (4) Section 101.1 is hereby amended by substituting "City of Troy, Illinois" for the words "[NAME OF JURISDICTION]" and by adding the sentence, "The term "jurisdiction" wherever appearing in this code shall mean the City of Troy, Illinois.
- (5) Section 111 Means of Appeal is deleted in its entirety.
- (6) Section 304-14 Insect Screens is amended by inserting the dates January 1 through December 31.
- (7) Section 602.3 Heat Supply is amended by inserting the dates October 1 through April 30.
- (8) Section 602.4 Occupiable Work Spaces is amended by inserting the dates October 1 through April 30.

(C) The *2012 International Property Maintenance Code* shall be administered by the Community Service Officer and/or Building Inspector.

(D) The penalties for violations of this code shall be those which are described in § 151.999.

(E) The fees for applications, permits and inspections shall be prescribed by the City Council.

7. § 151.085 Adoption of International Fire Code is amended to read as follows:

A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Fire Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City 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 as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

8. § 151.086 Amendments to the International Fire Code

(A) The following sections of the *2012 International Fire Code* are amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting “City of Troy, Illinois” for the words “[NAME OF JURISDICTION]” and by adding the sentence, “The term “jurisdiction” wherever appearing in this code shall mean the City of Troy, Illinois.”
- (2) Section 103 Department of Fire Prevention is deleted in its entirety.
- (3) Section 104.1 General is hereby amended by adding the following text, “The Code Official shall not exercise any authority over fire service features regarding fire scenes or any other sections of this code that pertain to the operation of and/or duties performed by the Troy Volunteer Fire Department. Those duties and authority remain with the Troy Fire Chief or his or her designee.”
- (4) Section 108 Board of appeal is deleted in its entirety.
- (5) Section 903.3.1.3 NFPA 13D sprinkler systems is amended to read as follows:  
“Automatic sprinkler systems installed in Group R-3 and R-4 congregate living facilities shall be permitted to be installed throughout in accordance with NFPA 13D.”

(B) The *2012 International Fire Code* shall be administered by the Building Inspector.

(C) The penalties for violations of this code shall be those which are described in § 151.999.

(D) The fees for applications, permits and inspections shall be prescribed by the City Council.

9. § 151.100 Adoption of International Fuel Gas Code is amended to read as follows:

A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Fuel Gas Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code, are hereby referred to, adopted and made a part hereof as if fully set

out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

10. § 151.101 Amendments to the International Fuel Gas Code

(A) The following sections of the *2012 International Fuel Gas Code* are amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting “City of Troy, Illinois” for the words “[NAME OF JURISDICTION]” and by adding the sentence, “The term “jurisdiction” wherever appearing in this code shall mean the City of Troy, Illinois.”
- (2) Section 109 Means of Appeal of the *2012 International Fuel Gas Code* is deleted in its entirety.

(B) The *2012 International Fuel Gas Code* shall be administered by the Building Inspector.

(C) The penalties for violations of this code shall be those which are described in §151.999.

(D) The fees for applications, permits and inspections shall be prescribed by the City Council.

11. § 151.115 Adoption of International Mechanical Code is amended to read as follows:

A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Mechanical Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.

12. § 151.116 Amendments to the International Mechanical Code

(A) The *2012 International Mechanical Code* is amended and revised in the following respects:

- (1) Section 101.1 is hereby amended by substituting “City of Troy, Illinois” for the words “[NAME OF JURISDICTION]” and by adding the sentence, “The term “jurisdiction” wherever appearing in this code shall mean the City of Troy, Illinois.”
- (2) Section 109 Means of Appeal on page 6 of the *2012 International Mechanical Code* is deleted in its entirety.

(B) The *2012 International Mechanical Code* shall be administered by the Building Inspector.

- (C) The penalties for violations of this code shall be those which are described in §151.999.
  - (D) The fees for applications, permits and inspections shall be prescribed by the City Council.
13. § 151.165 Adoption of 2012 International Swimming Pool and Spa Code is added as follows:
- A certain document, two (2) copies of which are on file in the office of the Building & Zoning Department being marked and designated as the *International Swimming Pool and Spa Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Pool and Spa Code of the City regulating and governing the design, construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Pool and Spa Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in this Code.
14. § 151.166 Amendments to the 2012 International Swimming Pool and Spa Code is amended and revised in the following respects:
- (A) The *2012 International Swimming Pool and Spa Code* is amended and revised in the following respects:
    - (1) Section 101.1 is hereby amended by substituting “City of Troy, Illinois” for the words “[NAME OF JURISDICTION]” and by adding the sentence, “The term “jurisdiction” wherever appearing in this code shall mean the City of Troy, Illinois.”
    - (2) Section 108 Means of Appeal is deleted in its entirety.
  - (B) The *2012 International Swimming Pool and Spa Code* shall be administered by the Building Inspector.
  - (C) The penalties for violations of this code shall be those which are described in §151.999.
  - (D) The fees for applications, permits and inspections shall be prescribed by the City Council.

Section 3: All ordinances, resolutions, regulations or other promulgations by the City of Troy or any of its officers in conflict herewith are hereby repealed to the extent of said conflict.

Section 4: In the event of a conflict between the requirements set forth in this Ordinance and the *2012 International Codes*, the provisions of this Ordinance shall be deemed to control and the Building Inspector shall have the authority to interpret provisions of the *International Codes* to coordinate with the requirements set forth in this Ordinance. In the event of an irreconcilable conflict between the provisions of this Ordinance and the *2012 International Codes*, the Building



Inspector shall have the authority to approve the equivalent construction or alternative methods of construction in the manner provided for in the 2012 *International Codes*.

**Section 5:** If any section or provision of this Ordinance is, for any reason, declared for any reason, such invalidity shall not affect or impair any of the remaining sections or provisions of this Ordinance which can be given effect without the invalid section or provision, and to this end, the sections and provisions of this Ordinance are declared to be severable.

**Section 6:** Saving Clause: Nothing in this Ordinance or in the International Codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance

**Section 7.** This Ordinance shall be in full force and effect January 1, 2014 after its passage, approval and publication as required by law. It shall be published in pamphlet form.

**PASSED** by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 5<sup>th</sup> day of August, 2013.

Aldermen:

DeCarli Absent  
Evans 4  
Greenfield 4  
Hendrickson 4

Italiano 4  
Jackson 4  
Lanahan 4  
Partney 4

Total:  
7 Aye  
0 Nay


**APPROVED:**

By:



Allen P. Adomite, Mayor  
City of Troy, Illinois

**ATTEST:**

  
Jamie Myers, City Clerk  
City of Troy, Illinois

(SEAL)