THE CITY OF LAKE FOREST

ORDINANCE NO. 2023-42

AN ORDINANCE AMENDING CHAPTERS 94 AND 150 OF THE CITY CODE RELATING TO THE ADOPTION OF UPDATED STATE AND NATIONAL BUILDING AND LIFE SAFTEY CODES

Adopted by the Mayor and City Council of
The City of Lake Forest
this 16th day of October 2023

Published in pamphlet form by direction and
Authority of the City Council of The City of Lake Forest,
Lake County, Illinois
this 16th day of October 2023

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ORDINANCE NO. 2023 - 042

AN ORDINANCE AMENDING CHAPTERS 94 AND 150 OF THE CITY CODE RELATING TO THE ADOPTION OF UPDATED STATE AND NATIONAL BUILDING AND LIFE SAFETY CODES

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation; and

WHEREAS, the City has, in the past, adopted various State and National Building and Life Safety Codes for the purpose of protecting and preserving the health, life safety, welfare, property, and property values in the community; and

WHEREAS, from time to time it is appropriate for the City to adopt updated of the State and National entities to allow residents and property owners to benefit from updated standards that recognize new technologies, materials and methods; and

WHEREAS, established entities including State and Nationally recognized technical trade associations; the International Code Council, the National Fire Protection Association, and the Illinois Department of Public Health regularly review and update various Code to provide clarification and interpretation of existing provisions; and

WHEREAS, pursuant to Illinois Municipal Code, 65 ILCS 5/1-3-2, local governments may adopt by reference all or part of the provisions of any public record or published compilation of rules and regulations which have been prepared by nationally recognized associations, including, without limitation building, electrical, plumbing and life safety codes; and

WHEREAS, copies of each of the Codes have been on file in the Community Development Department and the office of the City Clerk for public use, inspection and examination for at least 30 days preceding the adoption of this ordinance as required by 65 ILCS 5/1-3-2;

WHEREAS, the City has determined that adopting up to date versions of the previously adopted State and National Building and Life Safety Codes benefits the health, environment and general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: **Recitals.** The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this Section as if fully set forth.

SECTION TWO: **Amendment to Section 94.01 entitled "Fire Code; Adopted".**

Sections 94.01 A(1) and A(2), entitled "Fire Code; Adopted," are hereby amended in part and shall hereafter be and read as follows:

(A) (1) For the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosions, the following codes and standards, as modified herein, are hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the Fire Prevention Code of The City of Lake Forest.

a) National Fire Protection Association Codes (NFPA)
   i. 101 Life Safety Code – 2121
   ii. Fire Sprinkler Code - 13, 13D, 13R – 2019
   iii. Fire Alarm Code – 2019
   –
   iv. Fire Code, 2021

(2) Division A)(1) above shall be called collectively, the Fire Prevention Code.

SECTION THREE: **Amendment to Section 150.020 entitled "Adoption of Mechanical Code.**

Section 150.020, entitled "Adoption of Mechanical Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings (except that the heating, ventilating, and air conditioning requirements for detached one and two family dwellings and multi-family dwellings not more than three stories in height with a separate means of egress shall be governed by Section 150.021 of this Code), the

following code, as modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Mechanical Code of the City of Lake Forest."

International Mechanical Code, 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this ordinance shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the City of Lake Forest that is more restrictive than the provisions of this Section. In the event that any provision of this Section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the City of the Lake Forest, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION FOUR: Amendment to Section 150.185 entitled "Adoption of Residential Building Code.

Section 150.185, entitled "Adoption of Residential Building Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two family dwellings and multi-single-family dwellings not more than three stories in height with a separate means of egress and their accessory structures, the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Residential Building Code of the City of Lake Forest."

International Residential Code for One- and Two-Family Dwellings, 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION FIVE: Amendment to Section 150.220 entitled "Adoption of (Commercial) Building Code.

Section 150.220, entitled "Adoption of Commercial Building Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure or any appurtenances connected or attached to such building or structures (except that detached one- and two-family dwellings and multi-single-family dwellings not

more than three stories in height with a separate means of egress shall be governed by the Residential Building Code as adopted by reference in 150.185), the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Commercial Building Code of the City of Lake Forest."

International Building Code, 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION SIX: Amendment to Section 150.505 entitled "Adoption of International Fuel Gas Code.

Section 150.505, entitled "Adoption of Fuel Gas Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the design and installation of fuel gas systems and gas-fired applicances, the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Fuel Gas Code of the City of Lake Forest."

International Fuel Gas Code, 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION SEVEN: Amendment to Section 150.295 entitled "Adoption of Electrical Code.

Section 150.295, entitled "Adoption of Electrical Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the inspection of electrical systems; the investigation of fires caused by electrical installations; the review of construction plans, drawings and specifications for electrical systems; the design alteration, modification, construction, maintenance and testing of electrical systems, and equipment; and the regulation and control of electrical installations at special occupancies, the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall

constitute and be deemed to be the "The Electrical Code of the City of Lake Forest."

National Electric Code, 2020 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION EIGHT: **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this 16th day of October, 2023

AYES: 7 Alderman Norrit, Waldeck, Notz, Preschlack, Goshgarian, Weber and Walther

NAYS: 0

ABSENT: 1 Alderman Powers

ABSTAIN: 0

Approved this 16th day of October 2023

Mayor

ATTEST:

City Clerk

