



VILLAGE OF MONTGOMERY

ORDINANCE NO. 1847

**AN ORDINANCE ADOPTING CERTAIN NATIONAL CODES AND AMENDING CHAPTER 8 OF THE
VILLAGE OF MONTGOMERY CODE OF ORDINANCES
(2015 INTERNATIONAL FIRE CODE)
VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS
THIS 25TH DAY OF FEBRUARY, 2019.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES,
ILLINOIS, THIS 25TH DAY OF FEBRUARY, 2019.

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BE IT ORDAINED by the Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois as follows:

WHEREAS; the Village of Montgomery (“Village”) is not a home rule municipality within Article VII, Section 6A of the 1970 Constitution of the State of Illinois, and accordingly, acts pursuant to those powers granted to it under 65 ILCS 5/1-1 *et seq.*, and,

WHEREAS; the Board of Trustees of the Village of Montgomery (“Village Board”) finds that the best interest of the Village and the health and welfare of the residents of the Village are best served by regulating fire protection standards within the Village; and,

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

SECTION ONE: TEXT AMENDMENT

That Chapter 8, Article 2, Division 2 Fire Prevention Code be amended to read as follows, with any provision not specifically modified herein ratified and to remain in full force and effect:

Sec. 8-16. – International Fire Code - Adopted.

There is hereby adopted by the Village of Montgomery for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2015 International Fire Code, as published by the International Code Council, and the whole thereof, of which code one copy has been and is now filed in the office of the Village Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein, the provisions thereof shall be controlling within the limits of the Village, subject to the following local amendments.

The 2015 International Fire Code is hereby amended as follows:

Sec. 8-16.1 Alarm and sprinkler requirements.

The provisions of the 2015 International Fire Code Adopted in Section 8-16 hereof, is hereby amended to provide the following requirements:

903.1.1 Alternative Protection shall be deleted in its entirety

903.2.1.1 Group A-1 item #1 is amended to read as follows: "The building exceeds 5,000 square feet."

903.2.1.1 Group A-1 item #2 is amended to read as follows: "The building has an occupant load of 100 or more."

903.2.1.2 Group A-2 item #1 is amended to read as follows: "The building exceeds 5,000 square feet."

903.2.1.2 Group A-2 item #2 is amended to read as follows: "The building has an occupant load of 100 or more."

903.2.1.3 Group A-3 item #1 is amended to read as follows: "The building exceeds 5,000 square feet."

903.2.1.3 Group A-3 item #2 is amended to read as follows: "The building has an occupant load of 100 or more."

903.2.1.4 Group A-4 item #1 is amended to read as follows: "The building exceeds 5,000 square feet."

903.2.1.4 Group A-4 item #2 is amended to read as follows: "The building has an occupant load of 100 or more."

903.2.1.8 is hereby amended by adding a new subsection Group B "An automatic sprinkler system shall be provided for group B occupancies where one of the following conditions exist: (1) the building exceeds 5,000 square feet; (2) the building has an occupant load of 100 or more; or (3) the building exceeds two stories in height."

903.2.3 Group E item #1 is amended to add the following: "throughout all buildings which exceed 2,500 square feet."

903.2.4 Group F-1 is amended to read as follows: "Group F-1 and F-2. An automatic sprinkler system shall be provided throughout all buildings containing Group F-1 or F-2 occupancy where one of the following exists: (1) the building exceeds 5,000 square feet; (2) where a Group F-1 or F-2 fire area is located more than two stories above the lowest level of fire department access; or (3) where a Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet."

903.2.6 Group I exemptions shall be deleted in their entirety.

903.2.7 Group M item #1 is amended to add the following: "where the building exceeds 5,000 square feet."

903.2.7 Group M item #2 is amended to add the following: "where a Group M fire area is located more than two stories above the lowest level of fire department access."

903.2.7 Group M item #3 shall be deleted in its entirety.

903.2.9 Group S-1 is amended to read as follows: Group S-1 or S-2. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 or S-2 occupancies where one of the following conditions exist: (1) the building exceeds 5,000 square feet; (2) where a Group S-1 or S-2 fire area is located more than two stories above the lowest level of fire department access; (3) A Group S-1 or S-2 building used for the storage of commercial motor vehicles which exceeds 5,000 square feet; or, (4) a Group S-1 or S-2 occupancy used for the storage of upholstered furniture or mattresses which exceeds 2,500 square feet.

903.2.9.1 Repair garages items #1, 2, and 3 are amended to read as follows: (1) buildings with a fire area containing a repair garage exceeding 5,000 square feet; (2) buildings with repair garages servicing vehicles parked in basements; (3) a group S-1 or S-2 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet.

903.2.19 Group S-2 exceptions shall be deleted in their entirety.

903.2.13 is amended to add the following section:

Group U: An automatic sprinkler system shall be provided throughout buildings containing a Group U occupancy where the following conditions exist: (1) where the building exceeds 5,000 square feet.

903.3.1.1.1 Exempt location: delete item #3 and #4

903.4 Sprinkler system supervision and alarms exceptions and items #3 through #7 shall be deleted in their entirety.

905.3 Required installations exceptions shall be deleted in their entirety.

905.3.1 Height is amended to read as follows: “Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is 3 stories with corridors more than 25 feet and all buildings which are 4 or more stories in height, including penthouses.”

905.11 is amended to add the following section:

Standpipe connections where required. Additional standpipe connections shall cover all areas of the building with 100 feet of a hose and 30-foot spray of water.

907.2 Where required – new building and structures is amended to read as follows: “An approved manual and automatic fire alarm system, installed in accordance with the provisions of this code and NFPA 72, shall be provided in any new building or any addition to an existing building where the aggregate square footage of the building exceeds the following: (1) all buildings or additions 2,000 square feet and over; (2) all buildings which have a sprinkler system or automatic suppression system; (3) when required, both the new addition and the existing building shall have an automatic and manual fire alarm system; (4) exception: one and two family dwellings under the International Residence Code.”

907.2.24 is amended to add the following:

Attached single family. An automatic fire alarm and detection system shall be installed in accordance with NFPA 72 and section 907.2 as amended, in multiple single-family dwellings (townhouses) if the building contains three or more units.

Sec. 8-16-2. – Miscellaneous

The provisions of the 2015 International Fire Code are hereby amended to add the following requirements:

- (a) The Board of Trustees shall be the Board of Appeals
- (b) A keyed lockbox shall be required for all buildings, with the exception of single-family residential buildings.

Sec. 8-17 – Enforcement

The code hereby adopted shall be enforced by the Village, however, the village may by intergovernmental agreement, delegate this duty to the fire protection district in which the property affected is located. All persons should be advised that the Village is serviced by five separate fire protection districts and depending on the location of the subject property, there may be varying rules and regulations due to these varying entities.

Sec. 8-19 – Modifications.

The Director of Community Development shall have power to modify any of the provisions of the code hereby adopted upon application in writing by the owner or lessee, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the Director of Community Development thereon shall be entered upon the records of the village and a signed copy shall be furnished the applicant. The Director of Community Development may confer with the fire protection district in which the property affected is located as to their interpretation and opinion as to the appropriateness of any request.

Sec. 8-20 Appeals

The provisions of the 2015 International Fire Code adopted in section 8-16 hereof, is hereby amended to provide the following requirements:

Section 108, Board of Appeals, shall read as follows: **108.1 Board of appeals established:** Membership of the Board: The Village Board of the Village of Montgomery shall serve as the Board of Appeals of any violations found by the code official.

108.3 Qualifications shall be deleted in its entirety.

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this Ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois this 25th day of February 2019.

Matthew Brolley
Matthew Brolley
President of the Board of Trustees of the Village of Montgomery

ATTEST:
Penny FitzPatrick
Penny FitzPatrick
Village Clerk of the Village of Montgomery



	Aye	Nay	Absent	Abstain
Trustee Stan Bond				
Trustee Pete Heinz			✓	
Trustee Steve Jungermann	✓			
Trustee Denny Lee	✓			
Trustee Doug Marecek	✓			
Trustee Theresa Sperling	✓			
Village President Matthew Brolley	<u>No vote cast</u>			