

**ORDINANCE NO. 22-12**

**AN ORDINANCE OF THE CITY OF HICKORY HILLS  
ADOPTING THE 2021 INTERNATIONAL BUILDING  
CODE, THE 2021 INTERNATIONAL RESIDENTIAL CODE,  
THE 2021 INTERNATIONAL MECHANICAL CODE, THE  
ILLINOIS PLUMBING CODE, THE 2021 INTERNATIONAL  
FIRE CODE, CHICAGO ELECTRICAL CODE, AND THE  
ILLINOIS ENERGY CONSERVATION CODE**

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BE IT ORDAINED by the City Council of Hickory Hills, Cook County, Illinois, as follows:

**Section 1**

That Chapter 24, Building Code, of the Hickory Hills Municipal Code, be amended by changing Section 24.01(a), Building Code, to read as follows:

**24.01 BUILDING CODES**

(a) "The 2021 International Building Code" as published by the International Code Council, Inc. is hereby adopted as the Building Code of the City with the following changes, additions or insertions:

Section 101.1, insert "City of Hickory Hills."

Section 101.4.3, change the words "International Plumbing Code" to "Illinois Plumbing Code". Change the last sentence to read "Private sewage disposal systems are prohibited". Add the following sentence: "Whenever the International Plumbing Code is referenced, the reference shall be to the Illinois Plumbing Code".

Section 102.4.1, change to read "In the event of conflict between this code and any referenced code or other ordinance of the City, the most stringent provisions shall be applied unless the building official otherwise determines."

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner."

Section 105.2, delete paragraph 1, 2, 4, and 6 under Building.

Section 109.4, add the following to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 113.1, delete the last two sentences and add "The board of appeals shall be the City Council."

Section 113.2, change the last sentence to read "The board shall have the authority to waive the requirements of this Code for due cause in hardship situations, which decision to waive shall not be subject to further appeal."

Section 114.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 903.2, add the following: "Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code."

Section 1209.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."

Section 1209.2, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section 1612.3, change the second sentence to read "The flood hazard map shall be the most recent flood insurance rate map issued by the Federal Emergency Management Agency, as amended from time to time".

Section 1807.1, add the following, "All foundations and foundation walls shall be concrete foundations and no other materials may be used."

Section 1807.1.3, delete in full.

Section 1807.1.4, delete in full.

Section 1807.1.5, add the following, "Masonry foundation walls are not permitted."

Section 1809.9, delete in full.

Section 1809.12, delete in full.

The following Appendixes are hereby declared to be mandatory: Appendix D, Appendix F, Appendix G, Appendix H, Appendix J, Appendix K

Appendix D, Fire Districts, Section D101.1, change first sentence to read "The fire district shall include all territory within the City".

Appendix H, Signs, is hereby adopted, but nothing therein shall permit the erection or maintenance of any sign unless permitted by the zoning ordinance.

Appendix K, Administrative Provisions, Section K111.1, is changed by adding a sentence to read "The Chicago Electrical Code shall apply within the City and shall be the electrical code and govern all electrical installation and maintenance".

## Section 2

That Chapter 24, Building Code, of the Hickory Hills Municipal Code, be amended by changing Section 24.01(b), Building Code, to read as follows:

### 24.01 BUILDING CODES

...

(b) The "2021 International Residential Code," as published by the International Code Council, Inc. is hereby adopted as the International Residential Code (for One- and Two-Family Dwellings) of the City with the following changes, additions or insertions:

Section R101.1, insert "City of Hickory Hills."

Section R102.4.1, change to read "In the event of conflict between this code and any referenced code or other ordinance of the City, the most stringent provisions shall be applied unless the building official otherwise determines."

Section R103.1, delete in full.

Section R103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section R105.2, delete paragraph 1, 2, 3, 5, 9, and 10 under Building.

Section R108.6, add the following to read "The additional fee for commencing work without obtaining the necessary permits shall be \$50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued."

Section R112.1, change to read "All appeals shall be taken as provided in the Building Code."

Section R112.3, delete in full.

Section R112.4, delete in full.

Section R113.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Table R301.2(1), insert "The building official shall determine the applicable criteria from the referenced tables and figures."

Section R401.2, insert "All foundations and foundation walls shall be poured concrete and no other materials may be used."

Section R402.1, delete in full, including Section R402.1.1 and Section R402.1.2.

Section R402.3, delete in full, including Section R402.3.1.

Section R402.4, delete in full.

- Section R403.1, change the first sentence to read "All footings shall be poured concrete footings and no other materials may be used."
- Section R404.1, change the last sentence to read "All foundation walls and retaining walls shall be poured concrete and no other materials may be used."
- Section R404.1.1, delete the last sentence as masonry foundation walls are prohibited.
- Section R404.1.2, delete in full, including Section R404.1.2.1.
- Section R404.1.4.1, delete in full.
- Section R404.1.5.1, delete in full.
- Section R404.1.5.3, delete in full.
- Section R404.1.8, delete in full.
- Section R404.2, delete in full.
- Section R404.5, delete in full.
- Section R408.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."
- Section R807.1, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."
- Section R904.2, add the following, "Compatibility of materials. Roof assemblies shall be of materials that are compatible with each other and with the building or structure to which the materials are applied. Roofing materials and shingles must be uniform for the total roof on a structure. Replacement roofing must match in quality, color and size of existing roofing, such that replacement shingles must match exactly and have a uniform appearance. In the event that the Building Commissioner determines that replacement roofing is not uniform, then the complete reroofing of the structure shall be required."
- Section P2601.1, change paragraph to read "Only methods, materials, construction and systems allowed by the Illinois Plumbing Code, as modified herein, are permitted."
- Section P2603.5.1, delete in full as private sewage disposal systems are not permitted.
- Section P2904.1, add the following: "Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code."
- Section E3401.1, change paragraph to read "Only wiring methods, materials, construction and systems allowed under the Chicago Electrical Code are permitted."

The following Appendixes are hereby declared to be mandatory: Appendix AA, Appendix AB, Appendix AC, Appendix AD, Appendix AF, Appendix AG, Appendix AH, Appendix AJ, Appendix AK, Appendix AM, Appendix AN, Appendix AP, and Appendix AT.

### Section 3

That Chapter 24, Building Code, of the Hickory Hills Municipal Code, be amended by changing Section 24.28, Mechanical Code, to read as follows:

#### 24.28 MECHANICAL CODE

The "2021 International Mechanical Code" as published by the International Code Council, Inc. is hereby adopted as the Mechanical Code of the City with the following changes, additions or insertions:

Section 101.1, insert "City of Hickory Hills."

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The code official shall be the Building Commissioner."

Section 108.5, change the last sentence to read: "Any person violating a stop work order shall be liable for a fine of not less than \$100 nor more than \$750 for each violation. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 109.2, change to read "The code official shall establish a schedule of permit fees and plan review fees."

Section 109.6, change to read "The code official may authorize a refund of fees."

Section 113.4, change the first sentence to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 114, delete in full. All appeals shall be taken as provided in the Building Code.

Section 115.4, change to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

## Section 4

That Chapter 29, Fire Prevention, of the Hickory Hills Municipal Code, be amended by changing Section 29.01, Fire Prevention Code, to read as follows:

### 29.01 FIRE PREVENTION CODE

"2021 International Fire Code" as published by the International Code Council, Inc. is hereby adopted as the Fire Prevention Code of the City with the following changes, additions or insertions:

Section 101.1, insert "City of Hickory Hills."

Section 103.2, change to read "The code official is the Fire Inspector."

Section 107.2, add the following, "The code official shall establish a schedule of permit fees which are required to be paid in conjunction with the issuance of any required permit."

Section 111, delete in full. All appeals shall be taken as provided in the Building Code.

Section 112.4, change the first sentence to read, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 903.2, add the following after the first sentence: "Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code."

Section 1103.5.3, insert "January 1, 2020."

Section 5704.2.9.6.1, add the following, "The code official shall establish the limits in which the storage of Class I and Class II liquids and above-ground tanks outside of buildings is prohibited."

Section 5706.2.4.4, add the following, "The code official shall establish the limits in which the storage of Class I and Class II liquids and above-ground tanks is prohibited."

Section 5806.2, add the following, "The code official shall establish the limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited."

Section 6104.2, add the following, "The code official shall establish the limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas."

Appendix B, Fire-Flow Requirements for Buildings, is hereby adopted.

Appendix C, Fire Hydrant Locations and Distribution, is hereby adopted.

Appendix D, Fire Apparatus Access Roads, is hereby adopted.

Appendix E, Hazard Categories, is hereby adopted.

Appendix F, Hazard Ranking, is hereby adopted.

Appendix G, Cryogenic Fluids--Weight and Volume Equivalents, is hereby adopted.

Appendix H, Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions, is hereby adopted.

Appendix I, Fire Protection Systems - Noncompliant Conditions, is hereby adopted.

Appendix K, Constructing Requirements for Existing Ambulatory Care Facilities, is hereby adopted.

In the event that the 2021 International Fire Code does not contain provisions on an issue, then the provisions of the Life Safety Code, as published by the National Fire Protection Association shall govern unless waived by the code official for due cause in hardship situations.

## Section 5

That Chapter 26, Plumbing Code, of the Hickory Hills Municipal Code, be amended by changing Section 26.01, Plumbing Code, to read as follows:

### 26.01 PLUMBING CODE

The "Illinois Plumbing Code" as promulgated by the Illinois Department of Public Health at 77 Illinois Administrative Code, Part 890 with amendments to July 1, 2022, is hereby adopted as the Plumbing Code of the City with the following changes, additions or insertions:

Appendix A, Table A: All materials shall meet the following requirements or be approved by the Building Commissioner.

Approved Materials for Water Service Pipe shall be as permitted by Table 29 (18-29-605.4) of the Chicago Plumbing Code.

Approved Materials for Water Distribution Pipe shall be as permitted by Table 29 (18-29-605.5) of the Chicago Plumbing Code.

Approved Standards for Fittings shall be as permitted by Table 29 (18-29-605.6) of the Chicago Plumbing Code.



## **Section 6**

That Chapter 25, Electrical Code, of the Hickory Hills Municipal Code, be amended by changing Section 25.01, Electrical Code, to read as follows:

### **25.01 ELECTRICAL CODE**

The "Chicago Electrical Code" (Title 14E of the Municipal Code of Chicago as amended to July 1, 2022) is hereby adopted as the Electrical Code of the City with the following changes, additions or insertions:

"City of Hickory Hills" shall be substituted for "City of Chicago."

Any amendments to the Chicago Electrical Code after July 1, 2022 shall be effective in the City upon the date of applicability in the City of Chicago.

## **Section 7**

That Chapter 24, Building Code, of the Hickory Hills Municipal Code, be amended by changing Section 24.30, Energy Conservation Code, to read as follows:

### **24.30 ENERGY CONSERVATION CODE**

The "Illinois Energy Conservation Code" as published by the Capital Development Board of the State of Illinois (Section 600.110 of Title 71 of the Illinois Administrative Code) is hereby adopted as the Energy Conservation Code of the City.

## **Section 8**

Unless otherwise provided, the penalty clause for this ordinance shall be Section 1-9 of the Hickory Hills Municipal Code.

## **Section 9**

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

## **Section 10**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.