

ORDINANCE NO. 3336

**AN ORDINANCE AMENDING
ORDINANCE 3302, REVISING
THE CITY OF O'FALLON
BUILDING CODES**

WHEREAS, the City of O'Fallon has previously adopted, through City Ordinance 3302, the Building Codes of the City, which includes the 2003 International Building Code, the 2003 International Fire Prevention Code, the 2003 International Mechanical Code, the 2003 International Property Maintenance Code, the 2003 International Residential Code, the 2003 International Existing Building Code, the 2003 International Fuel Gas Code and the 2002 National Electrical, and from time to time may make rules and regulations affecting their implementation, application, and effect; and

WHEREAS, the City has determined it necessary to amend these Building Codes of the City for the protection of the health, safety, and welfare of the City's residents.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:**

Section 1. Amendments. That Ordinance 3302, which previously adopted the Building Codes of the City, are hereby amended by

- (a) The Building Code, Section 101.2.1 of the 2003 IBC is hereby amended by including Appendices G, H, I, and J.
- (b) The Fire Prevention Code, Section 101.2.1 of the IFC is hereby amended by including Appendices B, F, and D.
- (c) The Mechanical Code, Section 101.2.1 of the IMC is hereby amended by including Appendix A.
- (d) The Property Maintenance Code, Section (h)(x) of the adopting ordinance is hereby amended to reads as follows:
 - (x) **Additional Regulations and Standards.** The following additional regulations and standards are hereby adopted as supplementary and in addition to the requirements of the 2003 International Property Maintenance Code and are hereby incorporated as if fully set forth therein:

- (i) Existing receptacles in the following locations shall have GFCI protection, pursuant to Section E3802 of the 2003 International Residential Code:
 - A. Toilet rooms and bathrooms.
 - B. Garages.
 - C. Outdoor receptacles.
 - D. Kitchen and bar sink receptacles that serve counter-top surfaces.
 - E. Unfinished basement receptacles.
 - F. Hydromassage bathtubs.
 - G. Crawl space receptacles.

- (ii) The garage shall be separated from the residence and its attic by the following means:
 - A. The garage shall be separated from the residence and its attic area by means of minimum of ½ inch gypsum board applied to the garage side.
 - B. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with either solid wood doors not less than 1 and 3/8 inch in thickness, 20-minute fire-rated doors, or metal insulated exterior doors.

- (iii) Each gas appliance shall be provided with a shutoff valve separate from the appliance. The shutoff valve shall be located in the same room as the appliance, not further than 6-feet from the appliance or within reasonable proximity, and installed upstream from the union, connector, or quick disconnect device it serves.

- (iv) Swimming pools must comply with the safety regulations of Appendix G of the 2003 International Residential Code.

- (v) Commercial Buildings required to have a fire alarm system either by code requirements or by agreement with the Code Official or Fire Department as a condition of occupancy must have those systems monitored by an approved central station alarm company or proprietary supervising station. Building owner and/or occupant must notify the Planning and Zoning Dept. of the central station alarm company or proprietary supervising station contracted to monitor the system. This notification must be done on an annual basis. Owner/occupant must immediately notify the Planning and Zoning Dept. of any change in status of the alarm, the central service company or proprietary supervising station,

discontinuance of service, or for any other reason that may render the alarm inoperable.

- (e) The Residential Code, Section 102.5 of the 2003 IRC is hereby amended by including appendices E, G, H, and J.
 - (i) Section R321.1 of the 2003 IRC is hereby amended by adding the following to the existing language: “These numbers shall contrast with their background. Address numbers shall be in Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
- (f) The Electrical Code, Section (b)(ii)(a) and Section (b)(iii) of the adopting ordinance are hereby repealed in their entirety and amended in Section (b)(ix) by deleting the words “or branch circuits”.

Section 2. Effect. This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Approved and passed by the O’Fallon City Council the 2nd day of May 2005.

ATTEST:

(seal)

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Grogan	Schmidt	True	Henry	Reckamp	Medford	Bequette	SUB TOTALS
Aye	X	X	X		X	X	X	6
Nay								0
Absent				X				1

ROLL CALL:	Mouser	Renner	Bennett	Boone	Drolet	Albrecht	West	SUB TOTALS	SUM OF TOTALS
Aye	X	X	X	X		X	X	6	12
Nay								0	0
Absent					X			1	2