
DATE: September 8, 2025
TO: City Council
FROM: Martin J. Shanahan
SUBJECT: Ordinance Amending Title 4, Building Regulations, In the City of Plano, Kendall County, State of Illinois

PURPOSE

Ordinance Amending Title 4, Building Regulations, In the City of Plano, Kendall County, State of Illinois; Building & Fire Code Update

BACKGROUND

Our currently adopted codes are not reflective of the constant and everchanging world of green energy, electrical technologies and the challenges they present. The National Fire Protection Association (NFPA), the International Fire Code (IFC) and National Electrical Code (NEC) have all identified common challenges that are met on a regular basis including but not limited to- battery energy storage systems (BESS), electric vehicle supply equipment both commercially and residential (EVSE) and wireless power transfer equipment (WPTE). The current versions of these codes are most reflective of those challenges. Today's technology advances extremely fast; it has become imperative that municipalities and Fire Departments work in tandem to ensure the most current codes are in place. This type of coordination and cooperation provides the most up to date guidance, regulation and protection for not only the authorities having jurisdiction (AHJ), but the community as a whole.

It is of equal importance that our city adopts the most current building codes as well. Many times, building codes change because some type of disaster has forced society to reanalyze what was previously known about building construction. Professional organizations learn from these disasters and try to determine how to build better and safer in the future and then update codes to reflect the most recent information. By adopting the most current building codes, administrations allow the codes to work properly and together with the NFPA, IFC and NEC codes above, as they all reference each other.

For the first time, the State of Illinois has also mandated minimum code standards for all municipalities. This code adoption puts us in compliance with all State of Illinois code mandates.

DISCUSSION

Current Plano-adopted codes:

- 2018: International Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Energy Conservation Code, International Fire Code
- 2017: National Electric Code (NFPA 70)
- 2014: State of Illinois Plumbing Code

Proposed adopted codes:

- 2024: International Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Energy Conservation Code (State Mandate), International Existing Building Code (State Mandate), International Fire Code
- 2023: National Electric Code (NFPA 70)
- 2014: State of Illinois Plumbing Code

Attached is the final code adoption proposal. Each code has been thoroughly assessed and updated to reflect the proper additions, insertions, changes and adopted appendices, as previous code updates were not always tracked properly. This code update represents the most clean and accurate update for Plano.

Changes include the Fire District taking a more active role in the permitting of battery energy storage systems (BESS). The Fire District will now require a separate district issued permit. There will be no cost for the Fire District issued permit as it relates to residential, there will be a fee for commercial to be determined by Fire District. The Building, Planning and Zoning Department will not issue a building permit for a BESS system without a copy of an approved Fire District permit. This change comes from the NFPA recognizing the challenges and danger these systems present to communities and first responders. This permitting process in conjunction with notification to KenCom (Public Safety Dispatch) will now identify a BESS system through dispatch. When first responders are called to an emergency, they will be alerted to the existence of a BESS system. This information allows first responders to pre-plan while in route, taking into account the possible complications these systems may present, depending on the type of emergency call.

The International Code Council (ICC) has recognized the significant amount of information located in each code book. What the ICC has been able to accomplish with each code adoption is provide a cleaner and more organized code book. This organization helps navigate the code book

easier and in a timelier fashion. By adopting the most up to date code cycle, we will also ensure that our additions, insertions, changes and adopted appendices are current and accurate.

As the City of Plano continues to grow and develop, so do the demands and expectations of our community. By adopting the most current codes we are creating a safer, more sustainable and well-constructed community. We, as a professional and educated Department, need to set the standard for what is to be expected when constructing in the City of Plano. This matter appeared before a Committee of the Whole meeting on August 25, 2025 and received a favorable recommendation.

On behalf of the Little Rock-Fox Fire Protection District and the City of Plano Building, Planning and Zoning Department, thank you for your consideration.

RECOMMENDATION

It is recommended that the City Council pass the Ordinance Amending Title 4, Building Regulations, In the City of Plano, Kendall County, State of Illinois.

Respectfully submitted



Martin J. Shanahan Jr.
City Administrator

CONCURRENCE:



Jeff Sobotka
Director of Building, Planning & Zoning

THE CITY OF PLANO
KENDALL COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025 _____

**AN ORDINANCE AMENDING TITLE 4, BUILDING REGULATIONS, IN THE CITY OF PLANO,
KENDALL COUNTY, STATE OF ILLINOIS**

MICHAEL RENNELS, Mayor
CARIN MARTIN, City Clerk

BARBARA NADEAU
MARK SWOBODA
NEAL VEEN
JOHN FAWVER
STEPHEN DEBOLT
KATHERINE WICKENS
THOMAS JOHNS
SCOTT MULLINER

City Council

Published in pamphlet form by authority of the
Mayor and City Council of the City of Plano
on this the 8th day of September, 2025

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING TITLE 4, BUILDING REGULATIONS, IN THE CITY OF PLANO,
KENDALL COUNTY, STATE OF ILLINOIS**

WHEREAS, the Mayor and Board of Trustees of the City of Plano, Kendall County, Illinois has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the City of Plano (hereinafter referred to as the “City”) is an Illinois Municipal Corporation organized pursuant to the laws of the State of Illinois;

WHEREAS, the City has in full force and effect a codified set of ordinances which are of a general and permanent nature, which said codified set is known and designated as the City Code of the City of Plano, as amended; and

WHEREAS, pursuant to 65 ILCS 5/11-30-4 of the Illinois Municipal Code, the corporate authorities of each municipality may prescribe the strength and manner of constructing all buildings, structures and their accessories and of the construction of fire escapes thereon; and

WHEREAS, the City wishes to adopt the following:

- 2024 International Building Code
- 2024 International Mechanical Code
- 2023 national electrical code (NFPA 70)
- 2024 International Residential Code
- 2024 International Fire Code
- 2014 state plumbing code of the state of Illinois
- 2024 International Plumbing Code
- 2024 International Property Maintenance Code
- 2021 International Energy Conservation Code
- 2024 International Existing Building Code

(hereinafter collectively referred to as “City Building Regulations”); and

WHEREAS, pursuant to 20 ILCS 3105/10.18, any municipality or county adopting a new building code edition must, at least 30 days before the effective date of the building code, identify the model code being adopted, by title and edition, and any local amendments to the Illinois Capital Development Board in writing, at least 30 days before adopting a new building code or amending an existing building code; and

WHEREAS, the Illinois Capital Development Board was notified on 07/21/25; and

WHEREAS, 50 ILCS 220/2 and 65 ILCS 5/1-3-2 both provide that where rules, regulations, and codes for the construction of buildings have been printed in book form, such rules, regulations, and codes, or portions thereof, may be adopted by reference; and

WHEREAS, pursuant to 65 ILCS 5/1-3-1 and 5/1-3-2 of the Illinois Municipal Code, the City may adopt by reference, as criteria for the issuance of construction, reconstruction, alteration, or installation permits, all or part of the provisions of regulations which have been prepared by nationally recognized technical trade or service associations, including building codes, plumbing

codes, electrical wiring codes, and fire prevention codes, without setting forth those provisions in full, if at least one copy of those regulations is filed in the City and is kept available for public use, inspection, and examination; and

WHEREAS, the City Building Regulations are all recognized as standards in the industry; and

WHEREAS, the City Building Regulations have all been prepared by nationally recognized technical trade or service associations; and

WHEREAS, a copy of the City Building Regulations have all been on file with the City for more than thirty (30) days prior to the adoption hereof, and are available for public use, inspection, and examination; and

WHEREAS, the Mayor and City Council has determined that amendments to the City Building Regulations are necessary to provide adequate protection for persons and property within the City and to serve the health, safety, and welfare of its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Plano, Kendall, Illinois in open meeting assembled as follows:

Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section Two – Amendment (Title 4, Chapter 1)

That Title 4, Chapter 1, shall be deleted and replaced with the following:

Title 4: Building Regulations:

Chapter 1: Building Code:

4-1: BUILDING CODE:

4-1-1: ADOPTION:

A. A certain document, the 2024 International Building Code, all of the regulations, provisions, penalties, conditions and terms, including appendix chapters B, C, and G, as published by the International Code Council, Inc., be and is hereby adopted by reference as if fully set forth herein, as the building code of the City of Plano, state of Illinois; for the control of buildings and structures as herein provided, with the additions, insertions, deletions and changes, if any, prescribed in section 4-1-2 of this chapter.

B. Copies On File: The building code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the City clerk and available for public use, inspection, and examination.

4-1-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised as follows:

Section 101.1: Insert: City of Plano, Illinois.

Section 101.2.1: Insert: Appendices B, C, and G are adopted herein.

Section 103.1: Delete in its entirety.

Section 105.2: Delete items under "Building" 1, 2 & 8.

Section 114.4: Violation Penalties: *Shall be adopted as follows:*

Any person who violates a provision of the building code or any amendments to the building code as set forth in this chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building officer or inspector, or of a permit or certificate issued under the provisions of the building code, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

Section 903.2.8: Add: Exemption: a) Residential construction regulated by the international residential code for one- and two- family dwellings.

Section 1612.3: Insert: "City of Plano, Illinois" and "February 4, 2009".

4-1-3: SAVING CLAUSE:

Nothing in this chapter or in the building code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-1-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the building code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the building code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Three – Amendment (Title 4, Chapter 2)

That Title 4, Chapter 2, shall be deleted and replaced with the following:

4-2: MECHANICAL CODE:

4-2-1: ADOPTION:

A. A certain document, the 2024 International Mechanical Code, all of the regulations, provisions, penalties, conditions and terms, including appendix chapter A, as published by the International Code Council, be and is hereby adopted by reference as if fully set forth herein, as the mechanical code of the city of Plano, state of Illinois; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the city of Plano, and providing for the issuance of permits and collection of fees therefor as herein provided, with the additions, insertions, deletions and changes, if any, prescribed in section 4-2-2 of this chapter.

B. Copies On File: The mechanical code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-2-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised:

Section 101.1: Insert: "city of Plano, Illinois".

Section 101.2.1: Adopt appendix A.

Section 103.1: Delete in its entirety.

Section 108.4: Violation Penalties: *Shall be adopted as follows:*

Persons who shall violate a provision of the mechanical code or amendments to the mechanical code as set forth in this chapter or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the building officer or inspector, or of a permit or certificate issued under the provisions of the mechanical code, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

4-2-3: SAVING CLAUSE:

Nothing in this chapter or in the mechanical code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-2-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the mechanical code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the mechanical code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Four – Amendment (Title 4, Chapter 3)

That Title 4, Chapter 3, shall be deleted and replaced with the following:

4-3: ELECTRIC CODE:

4-3-1: ADOPTION:

A. A certain document, the 2023 national electrical code (NFPA 70), all of the regulations, provisions, penalties, conditions and terms, as published by the National Fire Protection Association, be and is hereby adopted by reference as if fully set forth herein, as the electrical code of the city of Plano, state of Illinois, for the fabrication, erection, construction, enlargement, alteration, and repair of all structures serviced by electricity; as herein provided, with the additions, insertions, deletions and changes, if any, prescribed in section 4-1-2 of this chapter.

B. Copies On File: The electrical code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-3-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised as follows:

Any person who fails to comply with the provisions of electrical code, or any amendments to the electrical code as set forth in this chapter, who fails to carry out an order made pursuant to the electrical code, who fails to carry out an order made pursuant to the electrical code, or violates any condition attached to a permit, approval or certificate, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

4-3-3: SAVING CLAUSE:

Nothing in this chapter or in the electrical code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-3-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the electrical code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the electrical code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Five – Amendment (Title 4, Chapter 4)

That Title 4, Chapter 4, shall be deleted and replaced with the following:

4-4: RESIDENTIAL CODE:

4-4-1: ADOPTION:

A. A certain document, the 2024 International Residential Code for One- and Two-Family Dwellings, all of the regulations, provisions, penalties, conditions and terms, including appendix chapters, BA, BB, BD, BE, BF, BM, BO, CA, CB and CD as published by the International Code Council, be and is hereby adopted by reference as if fully set forth herein, as the residential code of the city of Plano, state of Illinois; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three (3) stories in height, and providing for the issuance of permits and collection of fees therefor; with the additions, insertions, deletions and changes, if any, prescribed in section 4-4-2 of this chapter.

B. Copies On File: The residential code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-4-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised:

Section R101.1: Insert "city of Plano, Illinois".

Section R101.2.1: Adopt/insert "appendices BA, BB, BD, BE, BF, BM, BO, CA, CB and CD, are adopted herein".

Section R103.1: Delete in its entirety. (Building department already created by ordinance.)

Section R105.2: Under "Building" delete items 1, 2, and 10.

Section R113.4: Violation Penalties: *Shall be adopted as follows:*

Any person who violates a provision of the residential code or any amendments to the residential code as set forth in this chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building officer and inspector, or of a permit or certificate issued under the provisions of the residential code shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

Table R301.2 (1): Insert the following:

| Ground Snow Load | Wind Design | | | | Seismic Design Category |
|------------------|-------------|---------------------|----------------|------------------------|-------------------------|
| | Speed (mph) | Topographic Effects | Special Region | Wind-Borne Debris Zone | |
| 25 | 115 | No | No | No | B |

| Subject To Damage From | | | Winter Design Temp. | Ice Underlayment Required | Barrier Flood Hazards | Air Freezing Index | Mean Annual Temp |
|------------------------|------------------|----------|---------------------|---------------------------|-----------------------|--------------------|------------------|
| Weathering | Frost Line Depth | Termite | | | | | |
| Severe | 42" | Moderate | 0 deg | Yes | FIRM 2/4/09 | 2000 | 48 deg |

Section R313.2: Delete in its entirety.

Section P2603.5.1: Insert "48" (inches) in the first and second lines.

4-4-3: SAVING CLAUSE:

Nothing in this chapter or in the residential code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-4-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the residential code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the residential code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Six – Amendment (Title 4, Chapter 6)

That Title 4, Chapter 6, shall be deleted and replaced with the following:

4-6: FIRE PREVENTION CODE:

4-6-1: ADOPTION OF FIRE CODE:

A. A certain document, the 2024 International Fire Code, all of the regulations, provisions, penalties, conditions and terms, including appendix chapters B, C, D, E, F, G, H, I, and N), as published by the International Code Council, Inc., be and is hereby adopted by reference as if fully set forth herein, as the fire code of the city of Plano 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 the conditions hazardous to life or property in the occupancy of buildings and premises in the city of Plano, and providing for the issuance of permits for hazardous uses and operations; with the additions, insertions, deletions and changes, if any, prescribed in section 4-6-2 of this chapter.

B. Copies On File: The fire code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-6-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised as follows:

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| Chapter 1 | | |
| Paragraph 101.1: | | Insert: City of Plano, Illinois |
| Paragraph 103.1: | | Delete in its entirety (department of fire prevention already created). |
| Paragraph 103.2: | | Delete in its entirety and insert: Appointment: The Code Official of the City of Plano hereby appoints the Fire Chief of the Little Rock- Fox Fire Protection District as fire code official with the responsibility for the implementation, administration and enforcement of this code. |
| Paragraph 108.2: | | Before the word "Permits", insert: "The Code Official of the City of Plano authorizes the Fire Chief of the Little Rock - Fox Fire Protection District to issue construction permits for work as set forth in Sections 105.1.1 through 105.7.25 and to charge appropriate fees for review and inspections as set forth in the Little Rock - Fox Fire Protection District's Fire Prevention Ordinance, 2025-01 and as amended from time to time. |
| Paragraph 110.4: | | At line 7 insert: "Petty" and at line 8 insert the words: "not less than fifty-five dollars (\$55.00) nor more than five hundred dollars (\$500.00) per offense." Delete the remainder of this sentence. |
| Paragraph 112.4: | | Insert: At the first (amount) insert the words: "Fifty-five dollars (\$55.00)", at the second (amount) insert the words: "five hundred dollars (\$500.00)". At the end of the paragraph, add the words: "For each day a violation continues." |
| Paragraph 113.4 | | <i>Shall be adopted as follows:</i> Persons who shall violate a provision of the fire code or any amendments to the fire code as set forth in this chapter or fails to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense. |
| Chapter 9 | | |
| Paragraph 903.2.8: | | Insert: a) Exception: An automatic sprinkler system is not required in single family and duplex structures in the R-3 Use Group. |

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| Paragraph 904.14: | | Insert: 904-14.6 All occupancies with a commercial cooking operation shall have a monitored fire alarm system in accordance with the applicable requirements of NFPA 70 and NFPA 72. |
| Paragraph 907.1: | | <p>Insert: 907.1.4. Provide a red colored lens visual device above the fire department connection that activates on water flow only. Provide a clear lens visual device above the entrance to each building that activates on all alarms. In multi-tenant buildings provide a clear lens visual device at the entrance to each tenant space, zone the device to that space.</p> <p>Insert 907.1.5: Combination fire and burglar alarm systems are prohibited in structures that contain automatic sprinkler systems.</p> |
| Chapter 56 | | <p>Insert new paragraph after 5601.1: 5601.1.A. ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH STORAGE OF EXPLOSIVES AND BLASTING AGENTS IS PROHIBITED. The storage of explosive and blasting agents is prohibited within the corporate limits of the City of Plano, except with special permit issued by The Little Rock - Fox Fire Protection District.</p> <p>Insert new paragraph after paragraph 5601 A.: 5601.1.B. ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH THE SALES, MANUFACTURING, AND STORAGE OF FIREWORKS IS PROHIBITED. The manufacturing, sale, handling, use or storage of fireworks is prohibited within the corporate limits of the City of Plano, except with special permit issued by the Little Rock - Fox Fire Protection District.</p> <p>Insert the following new paragraph after paragraph 55609.1: 5610.1. ESTABLISHMENT OF MOTOR VEHICLE ROUTES FOR VEHICLES TRANSPORTING EXPLOSIVES OR BLASTING AGENTS. Vehicles transporting explosives or blasting agents are hereby prohibited within the corporate limits of the City of Plano, with the following exceptions: a) Route 34, (South Street) b) Burlington Northern Railroad</p> <p>Insert new paragraph after 5610.1: 5610.2. ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH THE STORAGE OF FLAMMABLE LIQUIDS IN OUTSIDE, ABOVE GROUND TANKS, IS PROHIBITED. The storage of flammable liquids in outside, above ground tanks is prohibited within the corporate limit of the City of Plano, except with special permit issued by the Little Rock -Fox Fire Protection District.</p> |
| | | <p>Insert new paragraph 5610.3 after paragraph 5610.2: 5610.3. ESTABLISHMENT OF MOTOR VEHICLE ROUTES FOR VEHICLES TRANSPORTING HAZARDOUS CHEMICALS OR OTHER HIGHLY TOXIC AND TOXIC MATERIALS. Vehicles transporting hazardous chemicals or other dangerous materials are prohibited within the corporate limits of the City of Plano, with the following exceptions: a) Route 34 (South Street)</p> |

| | | |
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| | | b) Burlington Northern Railroad c) Eldamain Road |
| Chapter 61 | | Insert new paragraph after paragraph 6101.1. A.: 6101.1.A. ESTABLISHMENT OF LIMITS IN WHICH BULK STORAGE OF LIQUIFIED PETROLEUM GASES IS TO BE RESTRICTED. The above ground storage of five hundred (500) gallons total of all tanks is prohibited within the corporate limits of the City of Plano, except with special permit issued by the Little Rock - Fox Fire Protection District. |

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| Section 907.2.1: Modify | <p>An electronically supervised automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in all Group A occupancies</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. An electronically supervised automatic smoke detection system is not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow. 2. An electronically supervised automatic smoke detection system and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 outdoor bleacher-type seating having an occupant load of greater than or equal to 300 and less than 15,000 occupants, provided that all of the following are met 3. An electronically supervised automatic smoke detection system and the associated occupant notification system or emergency voice/alarm communication system are not required for temporary Group A-5 outdoor bleacher-type seating, provided that all of the following are met: |
| Section 907.2.2: Modify | <p>An electronically supervised automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5, shall be installed in Group B occupancies where one of the following conditions exists:</p> <ol style="list-style-type: none"> 1. The Group B occupant load of 50 or more. 2. The fire area contains an ambulatory care facility <p>Exception: An electronically supervised automatic smoke detection system is not required where the building is equipped throughout with an <i>automatic sprinkler system</i> installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.</p> |
| Section 907.2.3 Modify | <p>An electronically supervised automatic smoke detection system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. Where automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.</p> <p>Delete Exception 1, 3 and 4</p> <p>Modify Exception 2</p> <ol style="list-style-type: none"> 1. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be |

| | | |
|------------------------------|--|--|
| | | required in Group E occupancies with occupant loads of 100 or less, provided that activation of the electronically– supervised automatic smoke detection system initiates an approved occupant notification signal in accordance with Section 907.5 |
| Section 907.2.4: Modify | | <p>An electronically supervised automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies</p> <p>Exception: An electronically supervised automatic smoke detection system is not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow</p> |
| Section 907.2.5 Modify | | A manual fire alarm system and an electronically supervised automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group H-5 occupancies and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63, respectively |
| Section 907.2.7.1 Modify | | <p>An electronically supervised automatic smoke detection system in accordance with Section 907.5 shall be installed in Group M occupancies where the following conditions exists:</p> <ol style="list-style-type: none"> 1. Group M occupant load of 50 or more persons. <p>Exceptions:</p> <ol style="list-style-type: none"> 1. An electronically supervised automatic smoke detection system is not required in covered or open mall buildings complying with Section 402 of the International Building Code- 2. An electronically supervised automatic smoke detection system is not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow. |
| Section 907.2.10.1 Modify | | <p>An electronically supervised automatic smoke detection system shall be required in Group S Occupancies in accordance with Section 907.5.</p> <p>Exception: An electronically supervised automatic smoke detection system is not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.</p> |
| Section 1207.8.4 ADD | | <p>Add condition 6</p> <p>6. Exterior wall shall be non-combustible</p> |
| Section 1207.11.3 ADD | | <p>Add to location 3</p> <p>1. Exterior wall shall be non-combustible.</p> |
| Section 903.3.1.2 ADD | | <p>Add condition 4</p> <p>4.Control valve shall be required for each floor</p> |
| Section 907.2.8 Modify | | 907.2.8 Group R-1, Fire alarm systems and smoke alarms shall be installed in Group R-1 occupancies as required in Sections 907.2.8.1 through 907.2.8.2. |

| | |
|--|--|
| Section 907.2.8.1 Delete and add | <p>A supervised automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R occupancies:</p> <ol style="list-style-type: none"> 1. Common spaces outside of dwelling units and sleeping units. 2. Laundry rooms, mechanical equipment rooms and storage rooms. 3. All interior corridors serving sleeping units or dwelling units. <p>Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units or dwelling units and where each sleeping unit or dwelling unit either has a means of egress door opening directly to an exterior exit access that leads directly to an exit or a means of egress door opening directly to an exit.</p> <p>Required smoke alarms in <i>dwelling units</i> and <i>sleeping units</i> in Group R-2 occupancies operated by a college or university for student or staff housing shall be interconnected with the <i>fire alarm system</i> in accordance with NFPA 72</p> <p>Exception: Buildings that contain two or less dwelling units</p> |
| Section 907.2.8.2 Delete and ADD | Delete all and replace Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11. |
| Section 907.2.8.3 thru 907.2.9.3 DELETE | Delete 907.2.8.3 thru 907.2.9.3 |
| Section 903.3.1.2 ADD | Add condition 4 4. Control valve required for each floor |
| Section 1207.8.4 ADD | Add condition 6 6. Exterior wall shall be non-combustible |
| Section 1207.11.3 ADD | Add to location 3 1. Exterior wall shall be non-combustible |

4-6-3: SAVING CLAUSE:

Nothing in this chapter or in the fire code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-6-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the fire code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the fire code to a particular property, building or other structure, such ruling shall

not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Seven – Amendment (Title 4, Chapter 7)

That Title 4, Chapter 7, shall be deleted and replaced with the following:

4-7: PLUMBING CODE:

4-7-1: ADOPTION OF PLUMBING CODES:

A. A certain document, the state plumbing code of the state of Illinois, all of the regulations, provisions, penalties, conditions and terms, promulgated thereunder by the Illinois department of public health, be and is hereby adopted by reference as if fully set forth herein; and a certain document, the 2024 International Plumbing Code, all of the regulations, provisions, penalties, conditions and terms, including appendix chapters B, C and D, be and is hereby adopted by reference as if fully set forth herein, are both adopted as the plumbing code of the city of Plano, state of Illinois; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the city of Plano, and providing for the issuance of permits and collection of fees therefor; with the additions, insertions, deletions and changes, if any, prescribed in section 4-7-2 of this chapter.

B. In the event of conflict between the state plumbing code and the 2024 international plumbing code, the standards set forth in the state plumbing code of the state of Illinois shall prevail and shall be followed and enforced.

C. Copies On File: The plumbing code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-7-3: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised as follows:

Section 101.1: Insert: "city of Plano, Illinois".

Section 101.2.1: Insert: Appendices B, C and D are adopted herein

Section 103.1: Delete in its entirety. (Building department already created by ordinance.)

Section 112.3: Delete in its entirety

Section 113.1: Delete in its entirety

Section 305.4.1: Insert "48" inches in the third and fifth lines.

Section 903.1: Insert "12" inches in the second line.

Section 114.4: Violation penalties. *Shall be adopted as follows*

Any person who shall violate a provision of plumbing code or any amendments to the plumbing code as set forth in this chapter or fails to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

4-7-3: SAVING CLAUSE:

Nothing in this chapter or in the plumbing code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-7-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the plumbing code are separable, in accordance with the following:

- A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.
- B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the plumbing code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Eight – Amendment (Title 4, Chapter 8)

That Title 4, Chapter 8, shall be deleted and replaced with the following:

4-8 Minimum Construction Standards

4-8-1: ADOPTION OF MINIMUM CONSTRUCTION STANDARDS:

In the construction, erection, installation, alteration, repair, location, relocation, replacement to, and the use and maintenance of buildings in the city of Plano the following minimum construction standards shall apply.

4-8-2: KEY:

Commercial and residential (C/R), commercial only (C), residential only (R).

4-8-3: FOUNDATIONS (C/R):

- A. Foundations and footings will be designed in accordance with the 2024 international building code or 2024 international residential code, whichever is applicable. Unless soil borings are

submitted proving otherwise, load bearing value of soils will be assumed to be two thousand (2,000) pounds per square foot.

4-8-4: FINISHES (C/R):

Minimum five-eighths inch ($\frac{5}{8}$ ") gypsum board, fire rated at furnace rooms and garages.

4-8-5: FIRE PREVENTION (C/R):

A. One hour rated separation between attached garage and dwelling unit. One hour rated door with closer between garage and dwelling unit. Six-inch (6") gas curb between garage and dwelling unit (or garage floor 6 inches lower).

B. Fire stop under stairs, accessible areas under stairs finished in five-eighths inch ($\frac{5}{8}$ ") fire rated gypsum board.

C. Prefabricated wood floor trusses (I-joists) protected by five- eighths inch ($\frac{5}{8}$ ") fire rated gypsum board, rated dropped ceiling or automatic sprinkler system. If installed over a crawl space a smoke detector and a one hour rated opening must be provided.

4-8-6: ACCESS (R):

A. Maximum riser height shall not exceed seven and three-fourths inch ($7\frac{3}{4}$ "), minimum tread depth shall not be less than ten inches (10").

B. Minimum attic or crawl space access must not be less than twenty-two inches by thirty inches (22" x 30"). Attic access must not be located in a closet.

4-8-7: FIREPLACES (R):

A. Hearth Construction: Hearths to be constructed of fire-resistant materials, to include brick or stone masonry, and ceramic tile.

B. Minimum Hearth Extension: Fireplace opening six (6) square feet or less: minimum eight-inch (8") extension on each side, minimum sixteen inches (16") in front. Fireplace opening larger than eight (8) square feet: minimum twelve-inch (12") extension on each side, minimum twenty inches (20") in front.

C. Prefabricated Fireplace Air Supply: Prefabricated fireplaces must have fresh air supply direct to exterior of dwelling.

D. Chases Of Prefabricated Fireplace: Prefabricated fireplace chases shall be lined with minimum of one layer of five-eighths inch ($\frac{5}{8}$ ") gypsum board.

4-8-8: MECHANICAL SYSTEMS (C/R):

Hot and cold supplies to be in sheet metal ductwork.

4-8-9: ELECTRICAL SYSTEMS (C/R):

A. All GFI locations per latest national electrical code.

B. 110-volt, interconnected smoke detectors with battery backup, are required in each sleeping room, outside of sleeping area, on each level of dwelling unit within ten feet (10') of main heating unit.

C. All new construction, additions, buildouts or remodeling over five hundred (500) square feet shall have all wiring in metallic conduit.

4-8-10: PLUMBING SYSTEMS (R):

A. New water services to be minimum one inch (1") type L copper inside, type K copper, outside.

B. Sump pumps and roof downspouts are to splash within five feet (5') of building or directly connected to storm sewer. Connection to sanitary sewer is strictly prohibited.

4-8-11: GENERAL (C/R):

A. Construction fencing, minimum four feet (4') tall, of bright orange or other readily visible color shall be placed around all open excavations.

B. Three (3) sets of construction documents, one of which electronic, shall be submitted with building permit application. One set of construction documents, stamped approved by the city, shall be kept on the job site and be available for use by city personnel.

C. Construction documents as submitted for residential dwellings shall include light and vent schedule, mechanical, electrical, and plumbing systems, and site plan depicting all construction in relation to setbacks, easements, streets and utilities.

D. In the event of a conflict between the provisions of these regulations establishing minimum construction standards and other building codes or regulations of the city, the provisions hereof shall prevail.

4-8-12: EXTERIOR INSULATION FINISH SYSTEMS (C/R):

Any exterior insulation finish system (EIFS) used on any portion of residential construction shall be tested by an EIFS inspection service. A report and signed certification verifying inspection and compliance with construction requirements shall be submitted prior to occupancy being granted. Commercial construction shall require a similar report and certification signed and sealed by the design professional for the project attesting to required inspection and compliance with construction requirements.

4-8-13: CONSTRUCTION RESTRICTIONS (C/R):

A. Use Of Streets: The use of streets for storage of materials in the process of being installed into the construction or alteration of a structure or related to any permitted project is strictly prohibited without the written consent of the superintendent of streets and the chief of police. It shall be the duty of the person doing said construction or alteration to do the same with the proper care for safety of persons and property. Said person shall provide and maintain such warnings, barricades, and lights wherever necessary for the protection of pedestrians or traffic.

B. Cleanliness Of Streets: It is strictly prohibited for any person conducting the construction or alteration of any structure or the construction or alteration of any engineering project, including, but not limited to, street or sidewalk construction, utility work, grading, landscaping or any

permitted project to leave an accumulation of dirt, mud, construction material or debris on any city street. Streets are to be left broom clean at the end of the workday.

C. Night Operations Restricted: No exterior construction or alteration operations shall be performed after seven o'clock (7:00) P.M. or before seven o'clock (7:00) A.M. (prevailing time) Monday through Saturday and after six o'clock (6:00) P.M. or before nine o'clock (9:00) A.M. (prevailing time) on Sunday.

1. Exception: Homeowners performing construction or alterations on their own property, as long as said operations are not accompanied by or cause excessive noise.

4-8-14: EXTERIOR FINISHES (R):

A. Developers/builders of residential structures are required to offer multiple choices of exterior finishes for the front elevation of new homes for prospective homeowners to choose from. Acceptable materials include, but are not limited to:

1. Horizontal cedar or redwood siding.
2. Vertically or diagonally oriented wood siding products.
3. Clay masonry, stone or synthetic stone products.
4. Portland cement-based stucco.
5. "Hardie board" or other cement fiber siding panels.
6. Vinyl siding.

B. EIFS systems may not be used on residential structures.

Section Nine – Amendment (Title 4, Chapter 9)

That Title 4, Chapter 9, shall be deleted and replaced with the following:

4-9: PROPERTY MAINTENANCE CODE:

4-9-1: ADOPTION OF PROPERTY MAINTENANCE CODE:

A. A certain document, the 2024 International Property Maintenance Code, all of the regulations, provisions, penalties, conditions and terms, as published by the International Code Council, Inc., be and is hereby adopted by reference as if fully set forth herein, as the property maintenance code of the city of Plano, state of Illinois; for the control of buildings and structures as herein provided, with the additions, insertions, deletions and changes, if any, prescribed in section 4-9-2 of this chapter.

B. Copies On File: The property maintenance code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-9-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised as follows:

Section 101.1. Insert: City of Plano, Illinois.

Section 103.2. Insert: The code official shall be the director of building, planning, and zoning of the city of Plano.

Section 107.4: Violation penalties. *Shall be adopted as follows:*

Any person who shall violate a provision of the property maintenance code, or any amendments to the property maintenance code as set forth in this chapter or fails to comply with any of the requirements thereof, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

Section 111.2. Substitute, for all of the language of sections 111.2, 111.2.1, 111.2.2, 111.2.3, 111.2.4, and 111.2.5, the following:

"The board of appeals shall be the city of Plano plan commission/zoning board of appeals".

Section 111.6. Substitute, for all of the language of sections 111.6, 111.6.1, and 111.6.2, the following:

"111.6 Board Decision: The board of appeals shall modify or reverse the decision of the code official only by a concurring vote of $\frac{2}{3}$ of the members of the board of appeals present and voting at the hearing. All actions taken by the board of appeals are considered final unless the appellant files, in writing, within seven calendar days after the action of the board of appeals, an appeal to the city council of the city of Plano. Said appeal will first be directed to the building and zoning committee of the city council where at the committee's earliest convenience the appeal will be considered. The building and zoning committee will then forward its recommendation to the city council. The city council shall modify or reverse the decision of the board of appeals only by a concurring vote of $\frac{2}{3}$ of the corporate authorities. The decision of the city council is final, save any remedies that may be found in the appropriate court, and in accordance with section 111.7."

Paragraph 112.4: After the words "liable to a fine" delete all following words and insert "in accordance with section 106.4."

Chapter 1. Insert:

Section 113: Lien For Unpaid Charges:

113.1 Lien for Unpaid Charges: Charges incurred by the city for the abatement of any violations under this code shall be a lien upon the premises. Whenever a bill for such charges remains unpaid for more than thirty (30) days, after it has been rendered, the city clerk may file with the recorder of deeds of Kendall County a statement of lien claim. The statement shall obtain a legal description of the premises, the expenses and costs incurred and the date the violation was abated, and the notice that the city claims a lien for such account. Notice of such lien claim shall be mailed to the owner of the premises if his address is known; provided, however that failure of the clerk to record such lien claim or mail such notice, or the failure of the owner to receive such notice, shall not affect the right to foreclose the lien for such charges as provided in the following subsection.

Section 113.2 Foreclosure of Lien:

113.2.1. Property subject to a lien for unpaid expenses for the abatement of a nuisance shall be sold for nonpayment of same and the proceeds of such sale shall be applied to pay the charges after deducting costs, as in the case in the foreclosure of statutory liens. Such foreclosure shall be maintained in the name of the city.

113.2.2. The city attorney is authorized to institute such proceedings, in the name of the city and any court having jurisdiction over such matter, against any property for which such bill has remained unpaid sixty (60) days after it has been rendered.

Section 302.4. After the words "in excess of", insert:
"eight inches (8)".

Amend by adding thereto the following additional paragraph:

"Parkways: The owner of property abutting any public street, alleyway, road or other right of way shall maintain the area between the edge of the pavement or curb and the property line, commonly known as the parkway, and shall not allow the growth of weeds on said parkways in excess of eight (8") inches in violation of this code."

Section 308.2.1. Insert at the end of the sub-paragraph:

"The owner shall provide arrangements for rubbish to be collected at a frequency as necessary to conform to paragraph 308.1 of this code, but not less than one time per week."

Paragraph 404.4.1: After the words "shall contain at least 70 square feet" add the words, "for a single occupant and an additional 50 square feet for each additional occupant."

Paragraph 404.5: After the word, "occupants" add the following, "nor more permitted by the minimum area requirements of table 404.5."

Insert table 404.5 as follows:

MINIMUM AREA REQUIREMENTS

| Space | Minimum Area in Square Feet | | |
|-------------|-------------------------------------|---------------|--------------|
| | 1-2 Occupants | 3-5 Occupants | 6+ Occupants |
| Living room | 120 | 120 | 150 |
| Dining room | No requirement | 80 | 100 |
| Kitchen | 50 | 50 | 60 |
| Bedrooms | Shall comply with paragraph 404.4.1 | | |

Section 602.3. Insert:

"October 1 through April 30".

Section 602.4. Insert:

"October 1 through April 30".

4-9-3: SAVING CLAUSE:

Nothing in this chapter or in the property maintenance code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-9-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the property maintenance code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the property maintenance code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Ten – Amendment (Title 4, Chapter 12)

That Title 4, Chapter 12, shall be deleted and replaced with the following:

4-12: ENERGY CONSERVATION CODE:

4-12-1: ADOPTION:

A. A certain document, the 2021 International Energy Conservation Code, all of the regulations, provisions, penalties, conditions and terms, as published by the International Code Council, Inc., be and is hereby adopted by reference as if fully set forth herein, as the energy conservation code of the city of Plano, state of Illinois; for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems in the city of Plano, and providing for the issuance of permits and collection of fees therefor; with the additions, insertions, deletions and changes, if any, prescribed in section 4-12-2 of this chapter.

B. Copies On File: The energy conservation code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-12-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised as follows:

Section C101.1: Insert: "city of Plano, Illinois"

Section 108.4 Failure To Comply: *Shall be adopted as follows:*

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a petty offense or civil infraction and punished as prescribed by law and as provided in section 1-4-1 of this Code. Each day that a violation continues shall be deemed a separate offense.

4-12-3: SAVING CLAUSE:

Nothing in this chapter or in the energy conservation code 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;

nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-12-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the energy conservation code are separable, in accordance with the following:

A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.

B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the energy conservation code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

(new)

Section Eleven – Amendment (Title 4, Chapter 14)

That Title 4, Chapter 14, shall be added as follows:

4-14: EXISTING BUILDING CODE:

4-14-1: ADOPTION:

A. A certain document, the 2024 International Existing Building Code, all of the regulations, provisions, penalties, conditions and terms, as published by the International Code Council, Inc., be and is hereby adopted by reference as if fully set forth herein, as the existing building code of the city of Plano, Illinois; for regulating and governing alterations and additions to existing buildings in the city of Plano, and providing for the issuance of permits and collection of fees therefor; with the additions, insertions, deletions and changes, if any, prescribed in section 4-14-2 of this chapter.

B. Copies On File: The existing building code has been on file in the office of the clerk of the city for more than thirty (30) days prior to the adoption hereof, and three (3) copies are on file in the office of the city clerk and available for public use, inspection, and examination.

4-14-2: ADDITIONS, INSERTIONS AND CHANGES:

The following sections are hereby revised:

Section A101.1: Insert: "city of Plano, Illinois"

Section 113.4: Violation penalties: *Shall be adopted as follows:*

Any person who violates a provision of the existing building code or amendments to the existing building code as set forth in this chapter or shall fail to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

4-14-3: SAVING CLAUSE:

Nothing in this chapter or in the existing building code 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

4-14-4: SEPARABILITY:

It is hereby declared to be the intention of the mayor and city council of the city of Plano, Illinois, that the several provisions of this chapter and the provisions of the existing building code are separable, in accordance with the following:

- A. If any court of competent jurisdiction shall declare any provision hereof invalid, such ruling shall not affect any other provision of this chapter not specifically included in the said ruling.
- B. If any court of competent jurisdiction shall declare invalid the application of any provision of this chapter or of the existing building code to a particular property, building or other structure, such ruling shall not affect the application of said provision to any other property, building or structure not specifically included in said ruling.

Section Twelve – Notice

The building officer and inspector shall provide notice of the passage of this Ordinance to the Capital Development Board, Division of Building Codes and Regulations pursuant to 20 ILCS 3105/10.18.

Section Thirteen – Codification

The title, chapter(s) and section(s) adopted by this ordinance shall be numbered and placed in an appropriate title, chapter(s), and sections(s) sections when and during the codification of the Plano Municipal Code.

Section Fourteen – Conflict Clause

That all ordinances, parts of ordinances or board actions in conflict with the terms of this ordinance shall be repealed to the extent of said conflict.

Section Fifteen – Passage Clause

That this ordinance shall take full force and effect from and after its passage, approval and publication as provided by law.

Section Sixteen – Constitutionality Clause

Any part or parts of this ordinance declared by a court of law to be invalid or unconstitutional shall not affect the validity of the remaining provisions of this ordinance or the City of Plano Municipal Code.

Section Seventeen – Publication

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Eighteen – Recording

This ordinance shall be entered into the minutes and upon the journals of the City Council of the City of Plano.

DECIDED pursuant to a Roll Call Vote as follows:

| | YES | NO | ABSENT | PRESENT |
|--------------------------------|-----|----|--------|---------|
| Barbara Nadeau, Ward 1 | | | | |
| Mark Swoboda, Ward 1 | | | | |
| Cornealius "Neal" Veen, Ward 2 | | | | |
| John Fawver, Ward 2 | | | | |
| Stephen DeBolt, Ward 3 | | | | |
| Katherine Wickens, Ward 3 | | | | |
| Thomas Johns, Ward 4 | | | | |
| Scott Mulliner, Ward 4 | | | | |
| | | | | |
| Michael Rennels, Mayor | | | | |
| TOTAL | | | | |

PASSED AND APPROVED by the City of Plano City Council on the 8th day of September, 2025:

Michael Rennels
Mayor

ATTEST :

Carin Martin
City Clerk

STATE OF ILLINOIS)
)
 COUNTY OF KENDALL)
)
 SS
 CLERK'S CERTIFICATION

I, Carin Martin, do hereby certify that I am the duly qualified City Clerk in and for the City of Plano, Kendall County, Illinois; that I am the keeper of the files, records, and seal of said City, and that the following is a true and correct copy of Ordinance No. 2025-_____

AN ORDINANCE AMENDING TITLE 4, BUILDING REGULATIONS, IN THE CITY OF PLANO, KENDALL COUNTY, STATE OF ILLINOIS

adopted and approved by the Mayor and City Council at an official meeting held on September 8th, 2025 and that the vote on the motion for adoption was as follows:

| | YES | NO | ABSENT | PRESENT |
|--------------------------------|-----|----|--------|---------|
| Barbara Nadeau, Ward 1 | | | | |
| Mark Swoboda, Ward 1 | | | | |
| Cornealius "Neal" Veen, Ward 2 | | | | |
| John Fawver, Ward 2 | | | | |
| Stephen DeBolt, Ward 3 | | | | |
| Katherine Wickens, Ward 3 | | | | |
| Thomas Johns, Ward 4 | | | | |
| Scott Mulliner, Ward 4 | | | | |
| | | | | |
| Michael Rennels (if necessary) | | | | |
| | | | | |
| TOTAL | | | | |

I do further certify that the deliberations of the Council on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the City Code of the City of Plano, as amended, and that the Council has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Council.

I further state that this Certification is issued under my hand and the seal of the City of Plano as required in the Illinois Compiled Statues 65 ILCS 5/1-2-4.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Corporate Seal of said City of Plano, Kendall County, Illinois on the date set forth herein.

 Carin Martin, City Clerk

(SEAL)