

City of Elmhurst

AMENDMENTS
to the
ICC INTERNATIONAL
PROPERTY MAINTENANCE CODE 2012 edition

1. **Applicability**
The City of Elmhurst Amendments, Zoning Ordinance, and Municipal Ordinance and all of the adopted model codes shall be applicable to the planning, construction and maintenance of all buildings and properties within the City.
2. **Conflicts**
Whenever two codes are in conflict, the more stringent requirement shall govern.
3. **Section 101.1 Title**
These regulations shall be known as the Property Maintenance Code of the City of Elmhurst, hereinafter referred to as “this code”.
4. **Section 101.3 Intent**
Modify as follows: Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the applicable code requirements and amendments, the same as for a new building. (Typical for all)
5. **Section 103.5 Fees**
See Municipal Code for applicable fees.
6. **Section 304.3 Premises Identification**
Address numbers are required and shall be a minimum of 4 (four) inches in height with a minimum stroke width of 0.5 inch for existing buildings. For new buildings, address numbers shall be a minimum of 6 (six) inches in height with a minimum stroke width of 0.5 inch. All address numbers shall be a contrasting color with their background, shall be facing the street and readily visible for emergency vehicles.
7. **Section 304.14 Insect Screens**
During the period April 1 to October 31, insect screens shall be provided as necessary.
8. **Section 404 Occupancy Limitations**
Whenever the requirements of this section are in conflict with the Zoning Ordinance, the Zoning Ordinance shall govern.

9. Chapter 8 – Referenced Standards

The referenced standards listed in Chapter 8 of the International Property Maintenance Code, 2012 edition are hereby adopted by the City of Elmhurst.

10. Downspouts and Drainage

The discharge of downspouts, sumps and other drainage patterns shall be as directed by the City Engineering Department.

Drainage shall not be directed onto adjacent property. Downspout discharge and drainage shall not be directed toward adjacent property so as to cause run off or drainage onto that adjacent property. Drainage shall not be directed toward adjacent property in such a manner so as to cause a nuisance or cause an erosion of that property, or negatively impact it. All grading shall be in compliance with the City Engineers directives.

11. Rule Making Authority

The Code Official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules, regulations and policies to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic, other unique conditions or extenuating circumstances. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code of violating accepted engineering practice involving public safety.

12. Matters not provided for

Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official. The Code Official shall have the authority to enforce such requirements.

◆◆◆ END ◆◆◆