

City of Elmhurst
AMENDMENTS
to the
ICC INTERNATIONAL FIRE CODE 2012 edition
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City of Elmhurst
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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 and construction of all projects within the City.

2. Conflicts

Whenever two codes are in conflict, the more stringent requirement shall govern.

EXCEPTION: The following are not required to have a fire sprinkler system installed:

1. One and two family Dwellings and townhomes or their garages.
2. Any single story building without a basement, which has 1,000 s.f. or less area within the exterior walls and is separated from all other structures by not less than ten feet.

3. Automatic Fire Sprinkler Systems in Single Family Homes and Townhouses – Not Required

Automatic fire sprinkler systems shall not be required for one and two family dwellings or townhouses. Fire Sprinkler Systems are highly recommended but, shall be the option of the homeowner and/or builder. If the house is constructed with the manufactured “I” joists, then a Fire Sprinkler System shall be required.

4. Point Annunciated – Smoke Detectors

Smoke detectors shall be point annunciated.

Manual fire alarm boxes shall be point annunciated, and

Other approved types of automatic fire detection devices or suppression systems shall be point annunciated where appropriate.

5. Carbon Monoxide (CO) Detectors

Carbon Monoxide (CO) detectors are mandatory in:

- New Day Care Homes where client sleeping occurs
- New One-and Two-family Dwellings with communicating attached garages (unless mechanically ventilated) or if the dwelling unit contains fuel-burning appliances.
- New Lodging and Rooming Houses with communicating garages (unless mechanically ventilated) or if the dwelling unit contains fuel burning appliances.
- New Hotels and Dormitories with guest rooms or guest suites with communicating attached garages (unless mechanically ventilated) or if the guest room or guest suite contains fuel-burning appliances.
- New Apartment Buildings with communicating attached garages (unless mechanically ventilated) or if the dwelling unit contains fuel-burning appliances.

Carbon monoxide detectors are already made mandatory in Illinois' residential occupancies by state statute. The Carbon Monoxide Alarm Detector Act made CO detection required as of January 1, 2007 in every dwelling unit within 15 ft of rooms used for sleeping. However, the requirements of the 2012 Life Safety Code for carbon monoxide detection are more stringent than the Illinois law in one important aspect: the LSC requires that CO detection be provided "on every occupiable level of a dwelling unit including basements". This is more stringent than the Illinois law which does not require CO detectors on levels of an occupancy if no sleeping is occurring on those levels.

6. Carbon Dioxide (CO₂) Detectors

Carbon Dioxide (CO₂) detectors shall be installed, as directed by the Elmhurst Fire Bureau, at all locations where liquid CO₂ is used. The Carbon Dioxide detectors shall be connected to the Fire Alarm system.

7. Explosives - Prohibited

The possession, manufacture, handling, sale and use of explosives and explosive materials as outlined in Chapter 33 is prohibited within the corporate limits of the City of Elmhurst.

EXCEPTIONS:

- a) The use of fireworks as a display may be permitted when approved by the Fire Code Official.
- b) The use of explosives in construction projects may be utilized when approved in advance by the Fire Code Official.

8. Sky Lanterns – Prohibited

The use of sky lanterns are prohibited within the corporate limits of the City of Elmhurst. Sky lanterns are defined as “fireworks” under the Fireworks Regulation Act of Illinois, (425 ILCS 30/2 (a) which states in part that “fireworks mean and include the type of balloon which requires fire underneath to propel.” Sky lanterns have been known to cause residential and forest fires, as well as other losses. In addition, they represent a hazard to aviation and a distraction to vehicular traffic.

9. Fire Department Access

Fire Department Access: Fire Department access shall be provided and maintained to all sides of all structures more than 150 feet from paved dedicated roadway. Fire Department access roadways shall be of an all-weather surface and material capable of supporting firefighting equipment. The roadway shall be a minimum of 20 feet wide, shall provide a minimum turning radius of 40 (forty) feet and a minimum vertical clearance of 14 (fourteen) feet.

10. Generator Required

Every building or structure regulated by the International Building Code and the IFC which is equipped with a fire pump shall have an alternate power source designed, installed and maintained to properly power and operate such fire pump in the event of an interruption of usual and customary electric power service. Amendments to the IBC, “**#8 - Generator Required**” for specifics.

11. Chapter 31 – Tents and Other Membrane Structures – Not Permitted

Tents and other membrane structures as defined and described in Chapter 31 and Chapter 2 of the International Fire Code 2012 edition are not permitted for use as permanent structures.

Tents and other membrane structures may be used as a “temporary structure” only after receiving a Condition Use permit through the Zoning review and approval process and receiving approval from the Fire Prevention Bureau.

12. Section 901.6.2 Inspection, Testing & Maintenance Records

Records of all system inspections, tests, and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be provided to the fire department, by the company performing the inspection(s), through an approved third party inspection reporting system. The third party inspection and reporting company shall be as determined by the Elmhurst Fire Department.

13. System Inspection Records

Pursuant to section 901.6.2 of the Fire Code, contractors who perform inspection, testing and/or maintenance services on fire and life safety systems within the City of Elmhurst are required to electronically submit all compliant and non-compliant reports to the Elmhurst Fire Department via a method approved by the Fire Chief.

14. 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.

15. 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.

16. Appendices Adopted

Appendix A through Appendix J of the International Fire Code 2012 edition, are adopted.

17. Open Burning, Outdoor Fireplaces and Firepits

(a)

Definitions. Certain terms used in this Section shall have the following meanings unless their context or use clearly indicates otherwise:

"Open Burning" shall mean the setting, ignition or maintenance of a fire at an outdoor location whether placed or contained in an Outdoor or Portable Fireplace or otherwise.

"Outdoor Fireplace" shall mean a device used primarily or exclusively for recreational burning or cooking, constructed of masonry, metal or stone. This device shall conform to the IRC requirements for clearances as well as all zoning requirements. The device shall also conform to the manufacturers' specifications for installation.

"Outdoor Permanent Firepit" shall mean a device used primarily or exclusively for recreational burning or cooking, constructed of masonry or stone. Any permanent fire pit using solid fuels shall follow the requirements listed in (c) 2. **Exception:** A fire pit using propane or natural gas can be located not less than 10 feet away from any structure. **NOTE:** At no time shall solid fuels be used in a firepit that was designed and intended to be operated with propane or natural gas.

"Outdoor Portable Firepit" shall mean a device used primarily or exclusively for recreational burning or cooking, constructed of metal, masonry or stone. All outdoor portable fire pits shall comply with the requirements listed in (c) 2.

"Approved Fuel" shall mean propane, natural gas, charcoal or seasoned logs. Charcoal or logs shall be of a size which can reasonably fit in an Outdoor or Portable Fireplace.

(b)

Permit Required. Open burning shall be unlawful without first obtaining a permit therefor from the Fire Chief. The Fire Chief shall issue such permit on the condition that the requirements of this Section be complied with. The Fire Chief shall revoke such permit upon a finding that the permittee has failed or refused to comply with this Section.

(c)

Requirements for Outdoor/Portable Fireplaces & Firepits.

1. An Outdoor or Portable Fireplace and/or Firepit shall be used only with an Approved Fuel; the burning of yard waste, lumber, leaves, grass, paper, cardboard, unseasoned logs, garbage, refuse, trash or like manner of things is prohibited;
2. Outdoor or Portable Fireplaces and/or Firepits shall be used and located only in an area separated from any structure by not less than fifteen (15) feet; the fire box of such fireplaces shall be located above ground; in no event shall the fire box be built into the ground or located below grade;
3. An Outdoor or Portable Fireplace and /or Firepit shall be constantly tended by a person over the age of 17 years when in use until the fire is extinguished. A portable fire extinguisher having a minimum rating of 4-A or other approved extinguishing agent such as sand, dirt or water in sufficient quantity shall be available for immediate use.
4. No Outdoor or Portable Fireplace and/or Firepit shall be used in such a manner as to emit offensive or objectionable smoke or odors or when atmospheric conditions or other circumstances make such fires hazardous.

(d)

Exemption. No provision of this Section shall prohibit or require a permit for the use of outdoor fireplaces, charcoal grills, burners or like devices when used solely for the cooking of food. These devices shall be kept a safe distance from any structure.

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