

Exhibit B: Proposed Amendments to Chapter 150 of the Lake County, Illinois Code of Ordinances

CHAPTER 150: BUILDING CODES

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GENERAL PROVISIONS

§ 150.01 STANDARD STREET ADDRESS SYSTEM.

(A) *Official address.*

(1) *Official address.* Every parcel of land in unincorporated Lake County shall have an official site address. For improved parcels, the official address is to be posted at the access to the property in a prominent location visible from the street.

(a) *Standard numbering system.* The official address shall follow the Standard Street Address System unless the conditions of division (A)(1)(b), below, apply. The addressing system is based on a uniform grid pattern with its origin beginning at State Street and Madison Street in Chicago. The addressing numbers increase as they go west and north from that point. The grid number represents the number of miles west or north from the base street plus an address number. Lake County's beginning reference point is at the southwest corner of the county, being 20 miles north of Madison Street and 29 miles west of State Street in Chicago. Address numbers with a north directional are assigned even on the west side and odd on the east side of a street. Address numbers with a west directional are assigned even on the north side and odd on the

south side of a street. Lake County does not contain any south or east addresses under this system.

(b) *Local standard numbering system.* If an area is found to have consistent and logical but non-conforming addresses, the addresses in use in that area may be adopted as the standard for that area. The finding of consistency would require that the addresses in use assign odd and even addresses to opposite sides of a street, that addresses ascend in an orderly manner along the street, and that the addresses are not duplicated in the surrounding areas. Adopting the addresses in use in such an area as the county standard would be made in consultation with the fire district providing service to the area and the Lake County Sheriff's Office.

(2) *Renumbering required.* Renumbering will be required if an existing unincorporated parcel has an address that is not consistent with the Standard Street Address System or if the fire protection district, the Lake County Sheriff's Office or the U.S. Postal Service request assignment of a new address. The Lake County Chief County Assessment Office shall issue a new official address using the provisions of division (A)(1), above.

(B) *Administration.*

(1) *Assignment of address.* The assignment of addresses and determination of consistency in unincorporated areas shall be the responsibility of the Lake County Chief County Assessment Office.

(2) *Official address record.* The Lake County property tax records system shall be the official record of addresses for parcels in unincorporated Lake County. The Lake County Chief County Assessment Office shall maintain and update the official addresses in this system.

(3) *Notice of new address.* If an address is found to be inconsistent with the provisions of division (A), above, and will be renumbered, the property owner of record, as identified in the Lake County property tax records system, shall be given written notice of the new address. The property owner shall have 90 days from the date of the letter to become compliant with the newly assigned address. Failure to do so will subject the property owner to the enforcement provisions of this section.

(C) *Enforcement.*

(1) *Enforcement Officer.* This section shall be jointly enforced by the Lake County Planning, Building and Development Department and the Lake County Sheriff's Office.

(2) *Warning.* The Enforcement Officer shall issue a Warning of Ordinance Violation when the owner of the property has been given notice of a new address and has not properly posted the new address. The Warning shall require the violator to abate the violation(s) within no less than seven days, and shall state that a Notice of Ordinance Violation may be issued if the Warning is not adhered to as specified.

(3) *Notice of Ordinance Violation.* If the owner of the property has previously been issued a Warning of Ordinance Violation and fails to abate the violation by the date specified in the Warning the Enforcement Officer shall have authority to issue a Notice

of Ordinance Violation. If administrative adjudication is found to be the appropriate remedy to resolve the violation, the Notice must be served in accordance with and shall contain all information specified and required in the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66). Prior to the hearing date documented on the Notice of Ordinance Violation, the respondent may elect to cease the violation for which the Notice of Ordinance Violation was issued, pay the fine listed on the Notice of Ordinance Violation, and not participate in the hearing.

(Ord. 19-1111, passed 7-9-2019) Penalty, see § [150.99](#)

BUILDING CODES ADOPTED

§ 150.15 ADOPTION OF CODES.

(A) Effective July 12, 2025 upon passage of the ordinance codified herein, the ICC International Building Code, 2024 (as amended), the ICC International Residential Code, 2024 (as amended), the ICC International Mechanical Code, 2024, (as amended), the ICC International Fuel Gas Code, 2024, (as amended), the ICC International Swimming Pool and Spa Code, 2024, (as amended), the ICC International Fire Code, 2024 (as amended) and the NFPA 70 National Electrical Code, 2023, (as amended), be and are hereby adopted by reference in unincorporated Lake County, Illinois pursuant to 55 ILCS 5/5-6002 through 5-6006. Applicable amendments to these codes are attached hereto and made part hereof.

(B) The Planning, Building and Development Department shall enforce the ICC International Building Code, 2024 (as amended), the ICC International Residential Code, 2024 (as amended), the ICC International Mechanical Code, 2024, (as amended), the ICC International Fuel Gas Code, 2024, (as amended), the ICC International Swimming Pool and Spa Code, 2024, (as amended), the ICC International Fire Code, 2024 (as amended) and the NFPA 70 National Electrical Code, 2023, (as amended), within the Planning, Building and Development Departments areas of jurisdiction.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.16 2024 ICC INTERNATIONAL BUILDING CODE AMENDMENTS.

(A) *General amendments.*

(1) *ICC International Energy Conservation Code.* Any and all references to the ICC International Energy Conservation Code or Chapter 13 are hereby deleted and replaced with the State of Illinois Energy Conservation Code.

(2) *ICC International Plumbing Code.* Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

(3) *ICC International Property Maintenance Code*. Any and all references to the ICC International Property Maintenance Code are hereby deleted and replaced with "Lake County Nuisance Ordinance".

(4) *ICC International Private Sewage Disposal Code*. Any and all references to the ICC International Private Sewage Disposal Code are hereby deleted and replaced with the "Lake County Board of Health Ordinance Article V".

(5) *ICC International Existing Building Code*. Insert Chapter 34 from the 2012 IBC With the following amendments:

Modify § 3401.3 to read as follows:

3401.3 Compliance with other codes. Alterations, additions, repairs and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, State of Illinois Plumbing Code, BOCA National Property Maintenance Code, International Sewage Disposal Code as it may be amended by article 2901.1, International Mechanical Code, International Residential Code, International Energy Conservation Code and National Electrical Code.

(6) *ICC International Building Code*. Any and all references in the ICC International Building Code that has the words "fire code official" shall be changed to read "Building Official"

(B) *Specific amendments*.

Page 20	Section 101.1	Insert the words "Lake County Planning, Building & Development" to replace "[NAME OF JURISDICTION]".
Page 20	Section 101.2	Exception: Re-write the section as follows:
		Exception: detached one- and two-family dwellings and townhouses consisting of not more than two dwelling units that are not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height.
Page 21	Section 103.1	Delete the words "NAME OF THE DEPARTMENT" and insert the words "Planning, Building & Development Department".
Page 24 and 25	Section 105.2	Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

		Building:
		Amend Item # 1. Playhouses and similar uses, provided the floor area does not exceed 120 square feet.
		Delete with no substitution items 2, 3, 4, 5, and 8.
Page 25	Section 105.5	Delete the existing section and insert a new section as follows:
		Permit time limits. All permits shall become void if:
		1. A substantial start of construction is not made within six months from the date of issuance.
		2. Substantial work is not performed during any six-month period.
		3. Permits for new structures, additions and alterations greater than 1,000 square feet are not completed, and a certificate of occupancy has not been issued within two years of the date of issuance.
		4. Permits for additions and alterations 1,000 square feet or less in area are not completed, and a certificate of occupancy has not been issued within one year of the date of issuance.
		5. Permits for commercial swimming pools are not completed and a certificate of occupancy is not issued within a six-month period from the date of issuance.
		6. Permits for demolition are not completed within ninety days after the date of issuance.
		7. Permits for fences, re-siding, re-roofing, decks, electrical up grade, sheds, detached garages, screen porches and any minor alteration to an existing building that does not exceed 1,000 square feet are not completed and, if applicable, a certificate of occupancy is not issued within six months from the date of issuance.
		8. Permits for telecommunication facilities and related work, including co-locates and antenna replacement, are not completed and, if applicable, a certificate of occupancy issued within six months from the date of issuance.
		The building official is authorized, but not obligated, to grant, in writing, one or more extensions of time, for periods up to

		but not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.
Page 26	Section 107.1	Delete the words "two or more" and insert the word "three".
Page 26	Section 107.2	Re-write the section to read as follows:
		107.2.1 Information on construction documents:
		Construction documents shall be dimensioned and drawn on suitable material. Minimum scale shall be 1/8 inch per foot. Maximum scale shall be 1/2 inch per foot. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
		Exception: Sections or sketches may be drawn to a larger scale for clarity.
Page 26	Section 107.2.6	In the first sentence delete the word "a site plan" and insert the words "a minimum of three site plans"
Page 27	Section 107.3.1	Delete the words "as "Reviewed for Code Compliance" with no substitution.
Page 30	Section 113	Delete the entire section and replace with:
		Section 113 Application for Appeal
		"113.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used. The board shall not have authority to waive any requirements of this code.
		113.2 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		113.3 Compensation of Members: Compensation of members shall be determined by law.

		113.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.
		113.5 Open Hearing: All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		113.5.1 Procedure: The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		113.6 Administration: The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
Page 30	Section 114	Add the following section:
		114.1.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or as spelled out in Sections 114.2 through 114.4.
	Section 114.4	Delete the words "penalties as prescribed by law" and insert the words "a fine of \$500.00 per offense. Each week shall constitute a separate offense."
Page 41	Chapter 2, Section 202	Add the following definitions:
		ELECTRIC VEHICLE. An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.
		ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
		EV-CAPABLE SPACE. A dedicated parking space with electrical panel capacity and space for a branch circuit that

		supports the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.
		EV-INSTALLED SPACE. Parking spaces that have EV supply equipment that is fully installed from the electrical panel to the parking space.
		EV-READY SPACE. A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.
Page 79	Section 310.4.1	Re-write the section as follows:
		310.4.1 Care Facilities within a dwelling. Care facilities for eight or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.
Page 87	Section 403.1	Add a sentence to the end of the paragraph that reads
		"The height of the building for fire department access shall be measured from the average grade elevation to the highest finished floor level."
Page 105	Section 411.1	Change the existing exception to number "1" and add another exception to read,
		"2. A temporary use permit (not to exceed 30 days) may be issued for a haunted house in an existing structure provided the following criteria is approved.
		A. A special inspection has been conducted and the report is in the office.
		B. A plot plan showing sufficient parking for the anticipated customers and all structures on the property.

		C. A floor plan showing the existing and proposed layout of partitions, windows and means of egress.
		D. A list of all interior finishes and materials to be used for decorations and their flame spread and smoke development ratings.
		E. Plans showing permanent, temporary and emergency lighting.
		F. Methods of assuring continuous movement of occupants through the amusement such as but not limited to;
		1) Permanently stationed supervisory personnel.
		2) Directional arrows.
		3) Other means.
		G. Method of assuring fire protection such as but not limited to;
		1) An automatic sprinkler system.
		2) Fire detection/alarm system.
		3) Portable fire extinguishers."
Page 265	Section 903	Re-write sections 903.1 through 903.2.11 as follows;
		903.1 General. Automatic sprinkler systems shall comply with this section.
		903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.
		903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
		Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas

		are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 711, or both.
		903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.
		903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
		1. The fire area exceeds 5,000 square feet.
		2. The fire area has an occupant load of 300 or more.
		3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
		4. The fire area contains a multi theater complex.
		903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
		1. The fire area exceeds 5,000 square feet.
		2. The fire area has an occupant load of 100 or more.
		3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
		903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

		1. The fire area exceeds 5,000 square feet.
		2. The fire area has an occupant load of 300 or more.
		3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
		903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
		1. The fire area exceeds 5,000 square feet.
		2. The fire area has an occupant load of 300 or more.
		3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
		903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet.
Page 266		903.2.1.5.1 Spaces under grandstands or bleachers. Enclosed spaces under grandstands or bleachers shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 where either of the following exist:
		1. The enclosed area is 1,000 square feet or less and is not constructed in accordance with Section 1029.1.1.1.
		2. The enclosed area exceeds 1,000 square feet.
		903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
		Exception: Open parking garages of Type I or Type II construction.
		903.2.1.7 Multiple fire areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2,

		A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.
		903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:
		1. Four or more care recipients are incapable of self-preservation.
		2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility. In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.
		Exception: Floors classified as an open parking garage are not required to be sprinklered.
		903.2.2.1 Group B. An automatic sprinkler system shall be provided throughout buildings containing Group B occupancies and throughout all stories from the Group B occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
		1. The fire area exceeds 5,000 square feet.
		2. The fire area has an occupant load of 300 or more.
		3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
		903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:
		1. Throughout all Group E fire areas greater than 5,000 square feet in area.
		2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies required in

		any area below the lowest level of exit discharge serving that area.
		3. The Group E fire area has an occupant load of 300 or more.
		903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:
		1. A Group F fire area exceeds 5,000 square feet.
		2. A Group F fire area is located more than three stories above grade plane.
		3. The combined area of all Group F fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
		4. A Group F occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.
		903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area that generate finely divided combustible waste or use finely divided combustible materials.
		903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.
		903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies.
		903.2.5.2 Group H-5 occupancies. An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall be not less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.
		TABLE 903.2.5.2

Page 267		GROUP H-5 SPRINKLER DESIGN CRITERIA LOCATION OCCUPANCY HAZARD CLASSIFICATION Fabrication Areas Ordinary Hazard Group 2 Service Corridors Ordinary Hazard Group 2 Storage rooms without dispensing Ordinary Hazard Group 2 Storage rooms with dispensing Extra Hazard Group 2 Corridors Ordinary Hazard Group 2
		903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg)
		903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.
		Exceptions:
		1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
		2. In buildings where Group I-4 daycare is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge, and all floors below the level of exit discharge other than areas classified as an open parking garage.
		903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:
		1. A Group M fire area exceeds 5,000 square feet.
		2. A Group M fire area is located more than three stories above grade plane.
		3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

		4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.
		903.2.7.1 High-piled storage. An automatic sprinkler system shall be provided in accordance with the International Fire Code in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.
		903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
		903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.
		903.2.8.2 Group R-4, Condition 1. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.
		903.2.8.3 Group R-4, Condition 2. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4, Condition 2 occupancies.
		903.2.8.4 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with eight or fewer individuals in a single-family dwelling.
		903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exists:
		1. A Group S fire area exceeds 5,000 square feet.
		2. A Group S fire area is located more than three stories above grade plane.
		3. The combined area of all Group S fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
		4. A Group S fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.

		5. A Group S occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.
		Exception: One story Group S buildings not greater than 12,000 square feet in area that are used for cold storage only and do not include any conditioned spaces. This exception does not include buildings or occupancies set forth in Sections 903.2.9.1 through 902.10.1.
		903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:
		1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
		2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.
		3. Buildings with repair garages servicing vehicles parked in basements.
		4. A Group S fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet.
Page 268		903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m ³) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
		903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exist:
		1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet (1,115 m ²).
		2. Where the enclosed parking garage is located beneath other groups.
Page 268		903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used

		for storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
		903.2.10.2 Group U. An automatic sprinkler system shall be provided throughout buildings containing Group U occupancies where the Group U fire area exceeds 5,000 square feet.
		903.2.11 Specific building areas and hazards. In all occupancies, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.
Page 265	Section 903.1	Add a subsection to read:
		"903.1.2 Emergency power supply. Every automatic fire suppression system that requires or is equipped with an electric fire pump shall have an emergency generator to provide power in the case of primary power loss.
		Exception: Upon submittal of documentation from the Fire Chief having jurisdiction of the area, stating that he has reviewed all pertinent information concerning the interruption of the power supply of the area and is accepting the utility provider as a reliable power supply for the fire pump.
Page 315	Section 1008.2	Re-write the section to read:
		Illumination required. The means of egress serving a room or space, as well as all toilet rooms shall be illuminated at all times that the room or space is occupied.
Page 316	Section 1009	Delete the entire section and insert a new section to read:
		Section 1009 Accessible Means of Egress
		1009.1 Accessible Means of Egress Required. Accessible means of egress shall comply with the State of Illinois Accessibility Standards
Page 321	Section 1010.1.5	Add new subsection to read:
		"1010.1.5.1 Grade Exit Discharge Doors: Where required to swing in the direction of egress travel, all required grade exit

		doors shall be provided with a hard-surfaced area underneath the door swing.
		1010.1.5.2 Stoop surface: The exterior surface shall have a slip resistant surface that has a slope not greater than 1:50 in any direction.
		1010.1.5.3 Support: Sufficient wing walls and/or foundation wall is required under all stoops. Wing walls shall have a minimum of one (1) number 4 reinforcing bar located not more than six (6) inches beneath the top edge of concrete and extending downward into the foundation wall not less than two (2) feet.
		1010.1.5.4 Stoop extension: The outer perimeter of the stoop shall not project out beyond the wing wall and/or foundation wall more than twelve (12) inches in any direction."
Page 360	Chapter 11	Delete the entire Chapter and insert a new section to read:
		Chapter 11 Accessibility
		1101.1 Applicability. The provisions of the State of Illinois Accessibility Code shall control the design and construction of facilities for accessibility to physically disabled persons.
Page 448	Section 1608.1	Rewrite the section to read:
		"In no case shall the ground snow load be less than 30 pounds per square foot, but the design roof loads shall not be less than that determined by Section 1607.
Page 500	Section 1808.7.4	Change this section to read:
		Foundation elevation. On graded sites, the top of any exterior foundation shall extend a minimum of 6 inches above the finished grade adjacent to the building.
Page 502	Section 1809.5	Delete from Item #1 the words "below the frost line of the locality" and insert the words "a minimum of forty-two (42) inches measured from adjacent finished grade level."
Page 621	Section 2410	Add the following section:

		Section 2410 Bird-Friendly Glazing
		2410.1 Bird-friendly glass. Glass or materials that have a Material Threat Factor Rating of ≤ 30 by including materials that meet any of the following conditions: a) any product tested and designated by the American Bird Conservancy (ABC) to have a Material Threat Factor Rating ≤ 30 (staff can provide access to ABC's Products & Solutions Database); b) any product that follows ABC's Prescriptive Rating Criteria (staff can provide access to this); c) glass with exterior surface obstructed and effectively covered by building-integrated structures that do not have gaps larger than 12" in any dimension including non-glass double-skin facades, metal screens, fixed solar shading, and exterior insect or solar screens; or d) continuous-surface materials, including spandrel glass and polished or brushed metals, whose exterior surface gloss has a reflectivity of 15 percent or less as specified by the manufacturer.
		COMMENTARY: Bird-friendly materials may be measured by "Threat Factor", or the degree of risk that a material poses to birds, as defined by the most current version of the American Bird Conservancy's (ABC) Threat Factor Index (initially established in October 2011), and as indicated by the percent of times in which birds will not avoid collision. ABC defines "bird-friendly" materials as having a Threat Factor ≤ 30.
		2410.2 New non-residential facade requirements. For new build non-residential properties, at least eighty percent of all glass on each exterior facade from the ground level to one hundred feet, including but not limited to glass surrounding a green roof or landscaped area, shall be bird-friendly glass.
		2410.3 New PUD facade requirements. For new non-residential Planned Unit Developments (PUDs), at least eighty percent of all glass on each exterior facade from ground level to one hundred feet, including but not limited to glass surrounding a green roof or landscaped area, shall be bird-friendly glass. Building design and orientation in planned unit developments must incorporate consideration of nearby existing bird habitats, landscaped plantings, and known bird migration paths.
		2410.4 New non-residential accessory structure facade requirements. Accessory structures to new non-residential

		buildings and non-residential PUDs, including but not limited to free-standing glass walls, railings, windscreens, greenhouses, and other similar construction, shall have at least eighty percent of all glass on each exterior facade be bird-friendly glass.
		2410.5 Renovations and additions involving glass. Any renovation or addition to a non-residential building from the ground level to one hundred feet that involves replacement and/or addition of glass or other transparent or reflective materials, shall ensure that at least eighty percent of all such materials shall be bird-friendly. This shall apply to all exterior glass or other transparent or reflective materials including but not limited to glass surrounding a green roof or landscaped area.
Page 644	Chapter 29	Delete the entire chapter and replace with:
		Section 2901 General
		2901.1 Scope: The provisions of the current adoption of the State of Illinois Plumbing Code shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in buildings and structures covered by this code.
Page 661	Section 3103.1	Add the following exception:
		Exception: In the event of a natural disaster, public emergency, pandemic or other similar event, the Planning, Building & Development Department Director, in consultation with the Building Official, is authorized to allow temporary tents or other approved temporary structures to be erected for periods exceeding 180 days without being required to comply with the International Building Code. Failure to maintain the structure in compliance with all requirements of this section could result in revocation of this approval.
Page 671	Chapter 31	Add the following section:
		Section 3115 Electric Vehicle Charging Facilities
		3115.1 Electric vehicle parking. Where parking is provided, new construction shall provide EVSE-installed spaces and facilitate future installation and use of EVSE through the

		provision of EV-Ready Spaces and EV-Capable Spaces provided in compliance with Sections 3114.1.1 through 3114.1.3, Where more than one parking facility is provided on a site, EVSE-installed, EV-Ready Spaces and EV-Capable Spaces shall be calculated separately for each parking facility.
		3115.1.1 New commercial and multifamily buildings. EVSE-installed spaces, EV-Ready Spaces and EV Capable Spaces shall be provided in accordance with Table 3114.1 for Commercial buildings and Table 3114.2 for multi-family buildings. Where the calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number. The circuit shall have no other outlets. The service panel shall include an over-current protective device and provide sufficient capacity and space to accommodate the circuit and over-current protective device and the termination point shall be located in close proximity to the proposed location of the EV parking spaces.

TABLE 3115.1

EVSE-INSTALLED, EV-READY SPACE AND EV-CAPABLE SPACE REQUIREMENTS FOR NEW COMMERCIAL BUILDINGS

Total Number of Parking Spaces	Minimum number or % of EVSE Installed Spaces^a	Minimum number or % of EV-Ready Spaces^b	Minimum Percentage of EV Capable Spaces
1 - 10	Minimum one dual port EV charging station	2 Spaces	
11 - 15	Minimum one dual port EV charging station	2 Spaces	
16 - 19	Minimum one dual port EV charging station	2 Spaces	
21 - 25	Minimum one dual port EV charging station	2 Spaces	
26+	2% of total parking spaces or a minimum	5% of total parking spaces or a minimum of 2 spaces	10% of total parking spaces

	of one dual port EV charging station		
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	(a) Where EVSE-Installed Spaces installed exceed the required values in Table 3114.1 the additional spaces shall be deducted from the EV-Ready Spaces requirement.
	(b) Where EV-Ready Spaces installed exceed the required values in Table 3114.1 the additional spaces shall be deducted from the EV-Capable Spaces requirement.

TABLE 3114.2			
EVSE-INSTALLED, EV-READY SPACE AND EV-CAPABLE SPACE REQUIREMENTS FOR NEW MULTI-FAMILY BUILDINGS			
Total Number of Parking Spaces	Minimum number or % of EVSE Installed Spaces^a	Minimum number or % of EV-Ready Spaces^b	Minimum Percentage of EV Capable Spaces
1 - 10	Minimum one single port EV charging station	2 Spaces	
11 - 15	Minimum one single port EV charging station	2 Spaces	
16 - 19	Minimum one dual port EV charging station	2 Spaces	
21 - 25	Minimum one dual port EV charging station	2 Spaces	
26+	2% of total parking spaces	5% of total parking spaces or a minimum of 2 spaces	10% of total parking spaces

	or a minimum of one dual port EV charging station		
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	(a) Where EVSE-Installed Spaces exceed the required values in Table 3114.2 the additional spaces shall be deducted from the EV-Ready Spaces requirement.
	(b) Where EV-Ready Spaces installed exceed the required values in Table 3114.2 the additional spaces shall be deducted from the EV-Capable Spaces requirement.
	3114.1.2 IDENTIFICATION. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSEs. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformers, comply with the requirements of this code. Vehicle spaces equipped with EVSE shall be identified by signage. A permanent and visible "EV-Capable" or "EV-Ready" label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV-Capable or EV-Ready Spaces, respectively and at the termination point of the raceway or circuit termination point
	3114.1.3 Accessibility. Electric vehicle charging stations shall be installed in accordance with Section 228 of the Illinois Accessibility Code.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023; Ord. 24-0731, passed 6-11-2024)

§ 150.17 2024 ICC INTERNATIONAL RESIDENTIAL CODE AMENDMENTS.

(A) General amendments.

(1) *ICC Electrical Code.* Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70, National Electrical Code 2023.

(2) *ICC International Energy Conservation Code.* In addition to the requirements of Chapter 11, all work that requires a building permit must also comply with the State of Illinois Energy Conservation Code.

(3) *ICC International Plumbing Code.* Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

(4) *ICC International Property Maintenance Code.* Any and all references to the ICC International Property Maintenance Code are hereby deleted and replaced with the "Lake County Nuisance Ordinance".

(5) *ICC International Private Sewage Disposal Code.* Any and all references to the ICC International Private Sewage Disposal Code are hereby deleted and replaced with the "Lake County Board of Health Ordinance Article V".

(B) *Specific amendments.*

Page 26	Section R101.1	Insert the words "Lake County Planning, Building & Development" to replace "[NAME OF JURISDICTION]".
Page 26	Section 101.2 Scope	Re-write the section to read as follows:
		The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses consisting of not more than two dwelling units that are not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height.
Page 26	Section 101.2 Scope	Re-write the exception 3 and 4 to read as follows:
		3. A care facility with eight or fewer <i>persons</i> receiving custodial care within a <i>dwelling unit</i> . 4. A care facility with eight or fewer <i>persons</i> receiving medical care within a <i>dwelling unit</i> .
Page 27	Section R103.1	Delete the title "NAME OF THE DEPARTMENT" and insert the words "LAKE COUNTY PLANNING, BUILDING & DEVELOPMENT DEPARTMENT"
Page 29	Section R105.2	Amend item 1, delete with no substitution item #2, 3, and 10. Add #11 to read as follows:
		11. Structures determined by the Building Official to be eligible for the Registration Program.
		Item #1 "Playhouses and similar structures, provided the floor area does not exceed 120 square feet"
		Item #2 "Fences not over 7 feet high."

		Item #3 "Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge."
		Item #10 "Decks not exceeding 200 square feet in area, that are not more than 16 inches above grade at any point, are not attached to a dwelling, are not part of a pool barrier, and do not serve the exit door required by section R311.4."
Page 31	Section R105.5	Delete the entire section and insert the following new section:
		R105.5 Permit time limits. All permits shall become void if:
		1. A substantial start of construction is not made within six months from the date of issuance.
		2. Substantial work is not performed during any six-month period.
		3. Permits for one or two-family dwellings and additions and/or alterations that exceed 400 square feet in area are not completed and a certificate of occupancy is not issued within two years from the date of issuance.
		4. Permits for additions and/or alterations 400 square feet or less in area are not completed and a certificate of occupancy is not issued within one year from the date of issuance.
		5. Permits for accessory buildings greater than 400 square feet in area are not completed and a certificate of occupancy is not issued within one year from the date of issuance.
		6. Permits for above ground or in ground swimming pools are not completed and a certificate of occupancy is not issued within a six-month period from the date of issuance.
		7. Permits for demolition are not completed within 90 days after the date of issuance.
		8. Permits for fences, re-siding, re-roofing, decks, electrical up grade, sheds, detached garages, screen porches and any minor alteration to an existing building that does not exceed 400 square feet are not completed and if applicable, a certificate of occupancy is not issued within six months from the date of issuance.

		The building official is authorized, but not obligated, to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.
Page 31	Section 105.7 Placement of Permit	Delete all text and replace with:
		"The building permit card shall be kept on the site of the work in an accessible location and protected from adverse weather until the completion of the project."
Page 31	Section 106.1.1	Re-write the section to read as follows:
		106.1.1 Information on construction documents.
		Construction documents shall be dimensioned and drawn on suitable material. Minimum scale shall be 1/8 inch per foot. Maximum scale shall be ½ inch per foot. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
		Exception: Sections or sketches may be drawn to a larger scale for clarity.
Page 31	Section 106.1.4 Information for Construction in Flood Hazard Areas	Delete all text and replace with "Refer to §§ 151.145 through 151.154 of the Lake County Code of Ordinances."
Page 33	Section R109.1.1	Change the title of this section from Foundation Inspection to Footing Inspection and change all references to foundation inspection to footing inspection.

Page 33	Section R110.2	Delete items 7 through 9.
Page 34	Section R112 Board of Appeals	Delete all text and replace with:
		R112.1 Application for Appeal. Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		R112.2 Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		R112.3 Compensation of Members. Compensation of members shall be determined by law.
		R112.4 Notice of Meeting. Any appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.
		R112.5 Open Hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		R112.5.1 Procedure. The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		R112.6 Administration. The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
Page 34	Section R113	Add the following section:
		113.1.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication

		Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or as spelled out in Section 114.2.
Page 42	Section R202 Definitions	Add the following definitions:
		Electric Vehicle. An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.
		EV-Capable Space. A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40 ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single dedicated branch circuit is permitted.
		Electric Vehicle Supply Equipment (EVSE). The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
Page 59	Table R301.2	Complete this table as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From		Winter Design Temp	
	Speed (mph)	Topographical Effect		Weathering g	Frost Line Depth	Termit	
30	115	No	A	Severe	42"	Moderate to Heavy	2

Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
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Yes	See Article 8 of the Lake County Unified Development Ordinance	2000	50°F
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Page 84	Section R302.5.1	Re-write the section to read as follows:
		R302.5.1 Opening protection. 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 60-minute fire-rated doors, equipped with a self-closing or automatic-closing device.
		Exception: In dwellings protected by a residential automatic fire suppression system, 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 solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.
Page 85	Table R302.6	All references to 1/2 inch gypsum board should be changed to 5/8-inch Type X gypsum board.
		Delete the last line in the table.
		Add the following Exception:
		Exception: One and two family dwellings that are protected by an automatic residential fire sprinkler system shall be allowed to substitute ½ inch gypsum board in place of 5/8 inch Type X gypsum board.
Page 93	Section R306.1.3 "Flood Resistant Construction"	Delete this section and replace with the following sentence:
		Refer to §§ 151.145 through 151.154 of the Lake County Code of Ordinances.
Page 100	Section R313.1	Change the section to read as follows:

		Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7'6".
Page 100	Section R313.1	Add an additional exception numbered 5 to read as follows:
		5. Ceilings in finished basements can have a minimum height less than 7'6" provided that no permanently installed fixtures or finished ceiling will extend below 7 feet.
Page 103	Section R318.2	Re-write the section as follows:
		R318.2 Egress door. Not less than two egress doors shall be provided for each dwelling unit. The required egress door shall be side-hinged and shall provide a clear width of not less than 36 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
		Exception 1: For dwellings provided with a residential automatic fire suppression system only one egress door will be required.
		Exception 2: A sliding door can serve as a secondary means of egress.
Page 108	Section R322 ACCESSIBILITY	Re-write the text of the following sections to read as follows:
	Section R322.1	Where there are four or more dwelling units or sleeping units in a single structure, the provisions of the State of Illinois Accessibility Code shall apply.
	Section R322.2	In live/work units, the nonresidential portion shall be accessible in accordance with the provisions of the State of Illinois Accessibility Code. In a building where there are four or more live/work units, the residential portion of the live/work unit shall comply with the provisions of the State of Illinois Accessibility Code.
	Section R322.3	Where care facilities are permitted to be constructed in accordance with Section R101.2, the portions of the dwelling used to operate a business

		providing care shall be accessible in accordance with the provisions of the State of Illinois Accessibility Code.
Pages 123, 124 and 125	Tables R403.1(1), R403.1(2) and R403.1(3)	Delete the current tables and insert the following table:

Table R403.1 minimum width of concrete, precast or masonry footings (inches)		
Number of stories and type of construction	Thickness of footing (inches)	Projection on each side of foundation wall (inches)
One story (without basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	8	4
One story (with basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	8	4
Over one story (with or without a basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	12	6

		EXCEPTION: At the discretion of the Building Official, Tables R403.1(1), R403.1(2) and R403.1(3) can be used if a soil report and foundation design, both of which are prepared by a design professional registered in the State of Illinois are submitted as an alternate to the above table.
Page 131	Section R403.1.4.1	Change exception 1 to read as follows:
		1. Protection of free-standing accessory structures with an area of 1,000 square feet or less, of light-frame construction and with an eave height of 10 feet or less shall not be required.
Page 165	Section R405.1	Rewrite this section as follows and delete the exception:
		Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose crawl spaces, habitable or usable spaces located below grade. The foundation drain shall consist of drainage tiles or perforated pipe placed on a minimum of 2 inches of washed gravel or crushed rock with a minimum aggregate size of one-half inch in diameter and covered with not less than 12 inches of the same material. Foundation drains must be covered with a filter membrane with a minimum width of 18 inches. Foundation drains must connect to a sump pit located inside the basement or crawl space of the dwelling. The drains must discharge by gravity or mechanical means into an approved drainage system. Foundation drains that do not discharge into an approved storm sewer or drainage swale must terminate a minimum of 20 feet from all property lines.
Page 168	Section R408.6	Rewrite this section as follows:
		Finished grade. The finished grade of under floor surfaces must be located a minimum of 24 inches and a maximum of 48 inches below the bottom of the floor framing.
Page 168	Section R408.7	Delete this section with no substitution.
Page 220	Section R602.3.2	Delete the exception.
Page 472	Section R903	Add the following section:

		R903.5 Gutters and downspouts. When a dwelling is provided with a basement or has habitable rooms below grade, gutters and downspouts shall be installed, unless omission is specifically permitted by the Building Official. All exterior doors shall be protected from roof runoff by a continuous gutter and downspouts or an approved type diverter.
Page 500	Section R1101.5 Information on construction documents:	Add the following item:
		10. Electric Vehicle charging details and locations.
Page 540:		Add the following section:
		Section 1101.15 Electric Vehicle Charging. Where parking is provided, new construction shall provide electric vehicle spaces in compliance with Sections N1101.15.1 through N1101.15.2.
		N1101.15.1 New single family and two-family dwelling units. Single family and two-family dwelling units shall provide not less than one EV-Capable space per dwelling unit.
		N1105.15.2 Identification. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on site distribution transformers, meet the requirements of this code. A permanent and visible "EV Capable" or "EV Ready" label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV Capable or EV Ready spaces, respectively and at the termination point of each raceway or circuit termination point.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.18 2024 ICC INTERNATIONAL MECHANICAL CODE AMENDMENTS.

(A) General amendments.

(1) *ICC Electrical Code.* Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70 National Electrical Code 2023.

(2) *ICC International Existing Building Code*. Any and all references to the ICC International Existing Building Code are hereby deleted with no substitution.

(3) *ICC International Energy Conservation Code*. Any and all references to the ICC International Energy Conservation Code are hereby deleted and replaced with the State of Illinois Energy Conservation Code.

(4) *ICC International Plumbing Code*. Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

(6) *Code Official*. Any and all references to the Code Official are hereby deleted and replaced with "Building Official".

(B) *Specific amendments*.

Page 11	Section 101.1	Insert the words "Lake County Planning, Building & Development" to replace "[NAME OF JURISDICTION]".
Page 16	Section 105.4.4 Extensions	Delete the last two sentences.
Page 17	Section 108.2 Schedule of permit fees.	Delete the words "by the applicable governing authority" Insert the words "in accordance with the effective fee schedule as adopted by Lake County".
Page 19	Section 112 Means of Appeal	Delete the entire section and replace with;
		112.1 Application for Appeal. Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		112.2 Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		112.3 Compensation of Members. Compensation of members shall be determined by law.
		112.4 Notice of Meeting. Any appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.

		112.5 Open Hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		112.5.1 Procedure. The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		112.6 Administration. The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.
Page 19	Section 114.4 Violation penalties	Delete the entire subsection and replace with;
		114.4 Violation penalties. Persons who shall violate a provision of this code 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 code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense punishable by a fine of not more than \$500. Each week that a violation continues after due notice has been served shall be deemed a separate offense.
		114.4.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance, (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with Sections 108.2 through 108.7.3 of this code.
Page 20	Section 115.5	Add new subsection:
		115.5 Stop work orders. Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the

		owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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 liable for a fine of not less than \$100 dollars or more than \$500 dollars.
Page 165	Appendix B, Recommended Permit Fee Schedule	Delete with no substitution.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.19 2024 ICC INTERNATIONAL FUEL GAS CODE AMENDMENTS.

(A) General amendments.

(1) *ICC Electrical Code.* Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70 National Electrical Code 2023.

(2) *ICC International Existing Building Code.* Any and all references to the ICC International Existing Building Code are hereby deleted with no substitution.

(3) *ICC International Energy Conservation Code.* Any and all references to the ICC International Energy Conservation Code are hereby deleted and replaced with the State of Illinois Energy Conservation Code.

(4) *ICC International Plumbing Code.* Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

(5) *Code Official.* Any and all references to the Code Official are hereby deleted and replaced with "Building Official".

(B) Specific amendments.

Page 11	Section 101.1	Insert the words "Lake County Planning, Building and Development" to replace "[NAME OF JURISDICTION]".
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Page 16	105.5.4 Extensions.	Delete the last sentence.
Page 17	Section 108.2 Schedule of permit fees.	Delete the words “by the applicable governing authority”. Insert the words "the effective fee schedule as adopted by Lake County".
Page 19	Section 112 Means of Appeals	Delete the entire section and replace with:
		112.1 Application for Appeal. Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		112.2 Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		112.3 Compensation of Members. Compensation of members shall be determined by law.
		112.4 Notice of Meeting. Any appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.

		112.5 Open Hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		112.5.1 Procedure. The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		112.6 Administration. The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
Page 19	Section 113.1	Add the following section:
		113.1.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with Sections 108.2 through 108.7.3 of this code.
Page 19	Section 113.4 Violation Penalties	Rewrite the section as follows:

		113.4 Violation penalties. Persons who shall violate a provision of this code 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 code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense punishable by a fine of not more than \$500. Each week that a violation continues after due notice has been served shall be deemed a separate offense.
Page 134	Section 504.2.10	Re-write the section to read as follows:
		504.2.10: Corrugated vent connector size. Corrugated vent connectors are not permitted.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.20 2024 ICC INTERNATIONAL SWIMMING POOL AND SPA CODE AMENDMENTS.

(A) General amendments.

(1) Any and all references in the ICC International Swimming Pool and Spa Code to the "Code Official" shall be changed to "Building Official".

(2) *ICC International Plumbing Code.* Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

(B) Specific amendments.

Page 10	Section 101.1	Insert the words "Lake County Planning, Building & Development Department" to replace "[NAME OF JURISDICTION]".
Page 11	Section 103.1	Delete the words "NAME OF THE DEPARTMENT" and insert the words "Lake County Planning, Building & Development Department".
Page 14	Section 105.4.3	Change the first sentence to read as follows: "Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if the work authorized by such permit is not completed within one year of the date of permit issuance."
Page 14	Section 105.4.4	Delete last sentence of this section with no substitution.
Page 15	Section 109.2	Insert the following as needed: "Planning, Building and Development Department Land Development Fee Schedule".
Page 15	Section 109.6	Delete the entire section and insert the following: "The Building Official shall authorize the refunding of fees in accordance with the current adoption of the Department Policy and Procedure Relating to Fee Refunds and Reductions."
Page 17	Section 113.4.1	Add the following section:
		113.4.1 Enforcement: The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance, (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with Sections 107.2 through 107.73 of this code.
Page 17	Section 113.4 Violation penalties	Change this section to read as follows:
		Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair an aquatic vessel in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to a

		fine of \$500 per offense. Each week shall constitute a separate offense.
Page 16	Section 112	Delete the entire section and replace with:
		112.1 Application for Appeal. Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		112.2 Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		112.3 Compensation of Members. Compensation of members shall be determined by law.
		112.4 Notice of Meeting. Any appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.
		112.5 Open Hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		112.5.1 Procedure. The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		112.6 Administration. The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
Page 24	Section 304	Change Section 304.1 to read as follows:
		General. "Refer to §§ 151.145 through 151.154 of the Lake County Code of Ordinances.

Page 24	Section 304	Delete Sections 304.2 through 304.2.2
Page 26	Section 305.4	Change the first paragraph to read as follows:
		Where a wall of a dwelling or structure serves as part of the barrier, doors that provide direct access to the aquatic vessel through the wall shall be equipped with one or more of the following:
Page 26	Section 305.4	Change number one to read as follows:
		1. Operable windows without screens installed and having a sill height of less than 48 inches (1,219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.21 2024 ICC INTERNATIONAL FIRE CODE AMENDMENTS.

(A) General amendments.

(1) Any and all references to the fire code official shall be changed to "Building Official".

(2) Any and all references to the International Property Maintenance code shall be changed to "The Lake County Nuisance Ordinance".

(B) Specific amendments.

Page 24	Section 101.1 Title	Insert "Lake County Planning, Building, & Development" in place of [Name of Jurisdiction].
Page 25	Section 103.1	Delete section 103 with no substitution.
Page 28	Section 105.1.2 Types of permits.	Delete #1 and change #2 to #1.
Page 29	Section 105.3.1	Delete third sentence without substitution.
Page 39	Section 112 Means of Appeals	Delete the entire section and insert the following:

		112.1 Application for Appeal. Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		112.2 Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		112.3 Compensation of Members. Compensation of members shall be determined by law.
		112.4 Notice of Meeting. Any appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.
		112.5 Open Hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.
		112.5.1 Procedure. The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
		112.6 Administration. The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
Page 39		Add the following section:

		113.1.1 Enforcement: The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance, (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with Sections 110.2 through 110.4 of this code.
Page 40	Section 113.4 Violation penalties	Rewrite the section as follows:
		113.4 Violation penalties. Persons who shall violate a provision of this code 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 code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense punishable by a fine of not more than \$500. Each week that a violation continues after due notice has been served shall be deemed a separate offense.
Page 84	Section 307 Open Burning, recreational fires and portable outdoor fireplaces	Rewrite the section as follows:
		OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES
		307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.5.
		307.1.1 Open burning: Open burning shall only be conducted in accordance with § 94.05(I) of the Lake County Public Nuisance Ordinance.
		307.2 Authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management

		authority, provided that all conditions specified in the authorization are followed.
		307.3 Extinguishment authority. Where open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation.
		307.4 Location. The location for open burning shall be not less than 50 feet (15,240 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet (15,240 mm) of any structure.
		Exceptions:
		1. Fires in approved containers that are not less than 15 feet (4,572 mm) from a structure.
		2. The minimum required distance from a structure shall be 25 feet (7,620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.
		307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15,240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.
		307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (7,620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7,620 mm) of a structure shall be eliminated prior to ignition.
		307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall

		not be operated within 15 feet (3,048 mm) of a structure or combustible material.
		Exception: Portable outdoor fireplaces used at one and two-family dwellings.
		307.5 Attendance. Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.22 2023 NFPA 70 NATIONAL ELECTRICAL CODE AMENDMENTS.

Page 70-26	Section 70-26	Add two new sections:
		90.10 MEANS OF APPEAL
		(a) Application for appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.
		(b) Disqualification of member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.
		(c) Compensation of members: Compensation of members shall be determined by law.
		(d) Notice of meeting: An appeal must be filed with the Zoning Board of Appeals within 35 days after the date of the Building Official's decision thereon.
		(e) Open hearing: All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative,

		the Building Official and any person whose interest are affected shall be given an opportunity to be heard.
		(f) 121.6.1 Procedure: The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information is received.
		(g) Section 121.7 Administration: The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."
		90.11 Enforcement
		The county may at their discretion, enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances).
Page 70-81	Article 210.8(A)	Rewrite 210.8(A)(4) as:
		4) Crawl spaces-at or below grade level: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device
		Rewrite 210.8(A)(5) as:
		5) Basements: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device
Page 70-81	Section 210.8(B)	Rewrite 210.8(B)(11) as:
		11) Crawl spaces-at or below grade level: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device
		Rewrite 210.8(B)(12) as:

		12) Unfinished areas of basements: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device.
Page 70-109	Article 230.28(A)	Re-write the section to read as follows:
		(A) Strength. Service masts used for the support of overhead service drop conductors need to meet current utility company requirements
Page 70-111	Article 230.43 Wiring Methods for 1,000 volts Nominal, or Less	Delete the section in its entirety. Rewrite to say, "Unless special permission is granted by authority having jurisdiction, only the following wiring methods shall be used for service entrance conductors:"
		1) Rigid metal conduit (RMC).
		2) Intermediate metal conduit (IMC).
		3) Electrical metallic tubing (EMT).
Page 70-169	Article 300.5(A) Minimum Cover Requirements	Add language to the end of Section 300.5(A) to read:
		"A minimum of twelve (12) inches of horizontal separation is required between all underground electrical wiring methods, gas, and/or plumbing located in the same trench, including swimming pool circulation system piping."
Page 70-220	Article 320.12 Uses Not Permitted	Add a new number (6) to read:
		(6) "In any occupancy other than one and two family dwellings.
Page 70-227		Revise 334.10 Uses Permitted to read as follows:

		Type NM and Type NMC cables shall be permitted to be used in the following only: (1) One & two family dwellings, their attached and detached garages, and their storage buildings.
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(Ord. 14-0316, passed 4-8-2014; Ord. 23-0785, passed 6-13-2023)

§ 150.99 PENALTY.

(A) Any person violating any provision of this chapter for which no specific penalty is prescribed shall be subject to § [10.99](#).

(B) Any person violating § [150.01](#) shall be subject to the penalty as prescribed in § [10.99](#).

(C) The penalty for violation of any of the provisions of the ICC International Building Code, 2024 (as amended), the ICC International Residential Code, 2024 (as amended), the ICC International Mechanical Code, 2024, (as amended), the ICC International Fuel Gas Code, 2024, (as amended), the ICC International Swimming Pool and Spa Code, 2024, (as amended), the ICC International Fire Code, 2024 (as amended) and the NFPA 70 National Electrical Code, 2023, (as amended), shall be a fine not to exceed \$500 per offense and that each week that the violation exists shall be a separate offense. Nothing herein, however, shall preclude enforcement proceedings by means other than a fine, including injunction proceedings.

(Ord. 14-0316, passed 4-8-2014; Ord. 19-1111, passed 7-9-2019)