AN ORDINANCE AMENDING AND RESTATING
THE FIRE PREVENTION CODE
FOR THE UTICA COMMUNITY FIRE PROTECTION DISTRICT,
LASALLE COUNTY, ILLINOIS

Recitals

(A) The Utica Community Fire Protection District, LaSalle County, Illinois (the "District") is a fire protection district duly organized under the laws of the State of Illinois including the Fire Protection District Act, 70 ILCS 705/ *et seq.* (the "Act").

(B) The District's Board of Trustees has express power pursuant to Section 11 of the Act (70 ILCS 705/11) to adopt and enforce fire prevention codes and standards parallel to or exceeding national standards to promote fire prevention.

(C) Section 11 of the Act (70 ILCS 705/11) empowers and makes it the legal duty and obligation of the District's Board of Trustees to provide as nearly adequate protection from fire for all persons and property within the District as possible and to prescribe necessary regulations for the prevention and control of fire therein.

(D) The District's Board of Trustees also has full power pursuant to Section 6 of the Act (70 ILCS 705/6) to pass all necessary ordinances, rules, and regulations for the proper management and conduct of the business of the Board of Trustees and for carrying into effect the objects for which the District was formed.

(E) The District is empowered by the Act, as well as the provisions of the Fire Investigation Act (425 ILCS 25/1 *et seq*.), to provide reasonable safeguards through fire prevention codes to protect the public health and safety against the hazards of fire in buildings and structures.

(F) The District previously adopted the National Fire Protection Association ("NFPA") 101: Life Safety Code (2015 Edition) in alignment with the minimum standards established by the Office of the State Fire Marshal ("OSFM") pursuant to 41 Ill. Adm. Code Part 100.

(G) On June 22, 2026, the District, desiring to update its fire prevention standards to the 2024 edition of the NFPA 101: Life Safety Code, subject to any applicable OSFM amendments pursuant to 41 Ill. Adm. Code Part 100 that are compatible with the 2024 edition, together with the 2024 edition of the International Fire Code ("IFC"), adopted the NFPA 101: Life Safety Code (2024 Edition), subject to any applicable amendments required by the OSFM pursuant to 41 Ill. Adm. Code Part 100 (applied to the extent they are compatible with the 2024 edition), together with the 2024 edition of the International Fire Code (IFC) with District-specific amendments as set forth in the Ordinance adopted on June 22, 2026, pursuant to its authority under Section 11 of the Act (70 ILCS 705/11).

(H) The District's Board of Trustees desires to amend Section 903 of the Fire Prevention Code adopted on June 22, 2026.

(I) Pursuant to Section 11 of the Act and 41 Ill. Adm. Code Part 100, the District's Board of Trustees finds that amending and restating the District's Fire Prevention Code which adopted the 2024 editions of NFPA 101 and the IFC, along with the local amendments set forth in Article 5 of the District's Fire Prevention Code, is in the best interest of the District. These standards ensure clarity, consistency, and compliance with state minimum standards while enhancing life safety and property protection and providing a clear, comprehensive, and enforceable framework for fire prevention and life safety within the District.

NOW, THEREFORE, be it ordained by the Board of Trustees of the Utica Community Fire Protection District, LaSalle County, Illinois, as follows below.

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TABLE OF CONTENTS

Section / Article	Page
ARTICLE 1: RECITALS	4
ARTICLE 2: PURPOSE AND SCOPE	4
ARTICLE 3: ADOPTION OF CODES	6
ARTICLE 4: GENERAL AUTHORITY AND RESPONSIBILITIES	10
ARTICLE 5: AMENDMENTS TO THE INTERNATIONAL FIRE CODE (2024)	11
SECTION 101 – Scope and General Requirements	11
SECTION 102 – Applicability	11
SECTION 103 – Code Compliance Agency	12
SECTION 104 – Duties and Powers of the Fire Code Official	12
SECTION 105 – Permits	13
SECTION 106 – Construction Documents	13
SECTION 108 – Fees	16
SECTION 109 – Inspections	16
SECTION 112 – Means of Appeals	17
SECTION 113 – Violations	18
SECTION 114 – Stop Work Order	19
SECTION 202 – General Definitions	19
SECTION 316 – Hazards to Firefighters	22
SECTION 503 – Fire Apparatus Access Roads	22
SECTION 505 – Premises Identification	23
SECTION 506 – Key Boxes / Rapid Entry Systems	24
SECTION 507 – Fire Protection Water Supplies	26
SECTION 509 – Fire Protection and Utility Equipment Identification and Access	28
SECTION 604 – Elevator Operation, Maintenance and Fire Service Keys	29
SECTION 606 – Commercial Cooking Equipment and Systems	30
SECTION 901 – Fire Protection and Life Safety Systems	31
SECTION 903 – Automatic Sprinkler Systems	32
SECTION 904 – Alternative Automatic Fire-Extinguishing Systems	38
SECTION 905 – Standpipe Systems	39
SECTION 906 – Portable Fire Extinguishers	41
SECTION 907 – Fire Alarm and Detection Systems	42
SECTION 912 – Fire Department Connections	49
SECTION 1201 – Energy Systems	49
SECTION 1205 – Solar Photovoltaic Power Systems	50
SECTION 5001 – General	54
SECTION 5601 – Explosives and Fireworks	54
ARTICLE 6: ENFORCEMENT AND PENALTIES	55
ARTICLE 7: SEVERABILITY	55
ARTICLE 8: REPEALER	55
ARTICLE 9: EFFECTIVE DATE	55

ARTICLE 1: RECITALS

The facts and statements contained in the Recitals to this Ordinance are hereby found by the District's Board of Trustees to be true and correct and are hereby adopted as part of this Ordinance.

ARTICLE 2: PURPOSE AND SCOPE

2.1 General Purpose

This Ordinance establishes fire safety standards for the District to safeguard public health, safety, and property through enforcement of the International Fire Code (2024 Edition) and NFPA 101: Life Safety Code (2024 Edition), subject to any applicable amendments required by the OFSM pursuant to 41 Ill. Adm. Code Part 100 (applied to the extent they are compatible with the 2024 edition), together with the District's related ordinances and administrative guidelines.

2.2 Scope and Limitations

This Ordinance does not adopt or enforce a general building code. Any references to fire-resistance, compartmentation, or construction features are applied solely for purposes of fire and life safety and shall not be construed as regulation of building height, floor area, construction type, zoning, or structural design.

This Ordinance shall govern commercial installations, all solar photovoltaic ("PV") system installations (including roof-mounted systems on one- and two-family dwellings), all electric vehicle charging systems, as well as fire protection system installations and upgrades (including, but not limited to, solar photovoltaic systems, electric vehicle charging systems, fire alarms, automatic sprinklers, standpipes, and similar systems), and any related work that impacts life safety features.

Permitting and plan review of solar photovoltaic systems and electric vehicle charging systems on one- and two-family dwellings shall be required and treated similarly to commercial installations for fire safety compliance.

2.3 Administrative Guidelines

2.3.1 The Fire Chief or designee is authorized to issue and maintain administrative guidelines, procedural instructions, submittal checklists, technical bulletins, and similar materials to facilitate implementation, compliance, and enforcement of this Ordinance and the codes adopted herein.

2.3.2 Such administrative guidelines shall be interpretive and procedural in nature and shall not impose new substantive requirements, fees, or penalties beyond those expressly set forth in this Ordinance, separate Board-adopted fee ordinances or resolutions, or the adopted codes (including District amendments).

2.4 Adoption of the Fire Prevention Code

The “Fire Prevention Code” is hereby adopted for the purpose of establishing rules and regulations governing conditions hazardous to life and property from fire or explosion. The same is adopted in its entirety, except for such portions as are hereinafter deleted, modified, or amended, and is, together with such amendments, incorporated by reference as fully as if set out at length herein.

This Ordinance and the code adopted herein shall be known and may be cited as the "Utica Community Fire Protection District Fire Prevention Code."

2.5 Clarification of Terms and Interpretation

In this Ordinance:

2.5.1 Code review means the District’s evaluation of submitted construction documents and related materials for compliance with the fire and life safety requirements of this Ordinance and the adopted codes.

2.5.2 Upon successful completion of **Fire and Life Safety Code Review** (and any required Fire Protection System Plan Review), the Fire Code Official shall issue a **Fire Code Permit** authorizing the permitted work to proceed. No separate approval letter or physical posting of the permit on the site is required. A copy of the issued permit shall be maintained on the job site and made available for inspection upon request.

2.5.3 Questions regarding the permitting or plan review process may be directed to the Fire Chief or designee.

This Ordinance shall be interpreted and enforced in a manner that promotes the maximum reasonable level of life safety while remaining consistent with the intent of the adopted codes and applicable Illinois law.

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ARTICLE 3: ADOPTION OF CODES

3.1 Adoption of 2024 International Fire Code (IFC) and 2024 NFPA 101

3.1.1 The editions and standards adopted herein meet or exceed the minimum standards established by the Office of the State Fire Marshal (OSFM) pursuant to 41 Ill. Adm. Code Part 100 and are adopted with District-specific amendments as provided in Article 5.

3.1.2 Adopted Codes

The District hereby adopts by reference the following codes:

(1) International Fire Code ("IFC") (2024 Edition), including only the following appendices:

- Appendix B – Fire-Flow Requirements for Buildings
- Appendix C – Fire Hydrant Locations and Distribution
- Appendix D – Fire Apparatus Access Roads
- Appendix J – Building Information Sign

All other appendices to the 2024 IFC are not adopted by the District.

Any reference in the adopted IFC to "this code" or "the appendices" shall be interpreted to include only the appendices specifically listed above, as amended by this Ordinance. Non-adopted appendices shall have no force or effect and shall not be considered part of this Code. However, non-adopted appendices may be used as informational or guidance material at the discretion of the Fire Code Official.

(2) NFPA 101: Life Safety Code (2024 Edition), subject to any applicable amendments required by the OSFM pursuant to 41 Ill. Adm. Code Part 100 applied to the extent they are compatible with the 2024 edition, and including all referenced standards and appendices therein.

3.1.3 Application of NFPA 101 Life Safety Code

The NFPA 101: Life Safety Code (2024 Edition), subject to any applicable OSFM amendments, shall apply to all occupancies in new and existing buildings and structures, including new construction, additions, alterations, renovations, alterations, occupancy changes, and changes in building use. NFPA 101 shall apply to both new and existing buildings in accordance with its occupancy-specific chapters and provisions governing existing conditions.

3.1.4 Code Conflicts and Applicability

(1) NFPA 101: Life Safety Code (2024 Edition) shall govern matters related to life safety, means of egress, and protection of occupants in both new and existing buildings and structures.

(2) The International Fire Code (IFC) (2024 Edition) shall govern fire protection systems, fire department access, hazardous operations, maintenance, inspections, permits, and enforcement procedures.

(3) For the purpose of applying fire protection system requirements (including automatic sprinklers under Section 903, fire alarms under Section 907, and standpipes under Section 905), occupancy classification shall be determined using the International Fire Code / International Building Code occupancy groups.

(4) In the event of any conflict between NFPA 101, the IFC, or local amendments, the more stringent provision providing greater life safety or fire protection shall apply, except where it conflicts with state or federal law.

3.2 Exemptions for One- and Two-Family Dwellings

One- and two-family dwellings are exempted from all requirements of this Ordinance**, NFPA 101: Life Safety Code (2024 Edition)**, and the IFC (2024 Edition), except for solar photovoltaic (PV) systems installed on such dwellings, which shall require permits and review as per commercial installations for fire safety compliance. This exemption aligns with OSFM guidelines and does not reduce the level of safety established thereby.

This exemption does not apply to townhouses or structures exceeding International Residential Code ("IRC") limits.

3.3 Clarification of Residential Occupancies and Exemptions

For the purposes of this Ordinance, townhouses are treated as R-3 occupancies and are exempted from full fire alarm systems per Section 907.2.24, provided they do not include shared features (such as corridors or common areas) that reclassify them as R-2. If reclassified as R-2, full fire alarm and detection systems shall apply per Section 907.2.8.

One- and two-family dwellings remain fully exempted except for PV systems, as noted in Section 3.2.

3.4 Mixed-Occupancy Buildings

In buildings containing mixed occupancies, each occupancy or tenant space shall be evaluated separately for compliance with this Ordinance. Work performed solely on exempt one- and two-family dwelling units shall not trigger requirements for non-exempt portions of the building.

3.5 Clarification of Residential Occupancies and Townhouse Requirements

The following provisions apply to residential occupancies:

3.5.1 Townhouses shall be provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.3 (NFPA 13D is permitted). For the purposes of this Code, a townhouse is defined as: "A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides." (This definition is consistent with Section 202 of the 2024 International Fire Code.)

The District requires that all townhouses (as defined above) be sprinklered regardless of the number of attached units, size, or configuration. The Fire Code Official shall have the authority to determine whether a structure meets the definition of a townhouse and is therefore subject to this sprinkler requirement. See also Section 903.2.8 Group R for base sprinkler triggers in residential occupancies.

3.5.2 Townhouses that are classified as Group R-2 (for example, due to the presence of shared corridors, common interior areas, or other features) shall comply with the sprinkler requirements for Group R-2 occupancies under Section 903.2.8. Installation shall be in accordance with NFPA 13R where the building meets the conditions of Section 903.3.1.2. NFPA 13D systems are not permitted in Group R-2 occupancies. For buildings exceeding these limits, NFPA 13 shall apply.

3.5.3 Townhouses requiring automatic sprinklers per this Ordinance shall be equipped with a local waterflow alarm in accordance with NFPA 13D Section 7.6. The waterflow alarm shall sound audibly within each dwelling unit upon activation of the sprinkler system.

In addition, an exterior audible and/or visible waterflow notification appliance (horn or horn/strobe) shall be provided near the riser or fire department connection to alert neighbors or passersby in the event of sprinkler discharge.

No full building fire alarm system, remote monitoring, or transmission of supervisory or alarm signals to a supervising station is required. Dwelling unit smoke alarms are not supervised by a building fire alarm system. Smoke alarm requirements shall follow NFPA 101 (2024 Edition), Chapter 24, and the Illinois Smoke Detector Act (425 ILCS 60/).

3.5.4 Carbon Monoxide Alarms

Carbon monoxide alarms shall be installed and maintained in accordance with the Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/), NFPA 72, and the manufacturer's instructions. In the event of any conflict, the Illinois Carbon Monoxide Alarm Detector Act shall govern.

Every dwelling unit, including each townhouse unit, shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke alarms, provided the combined unit complies with the standards for both devices and emits distinctly different alarm signals for smoke and carbon monoxide.

Every structure containing more than one dwelling unit shall have at least one approved carbon monoxide alarm within 15 feet of every room used for sleeping purposes in each dwelling unit.

Carbon monoxide alarms shall be installed in accordance with the manufacturer's instructions. Alarms shall be powered by the building's electrical system with battery backup or by a 10-year sealed battery unit where permitted by state law.

Exceptions (as provided by the Illinois Carbon Monoxide Alarm Detector Act): Carbon monoxide alarms are not required in a dwelling unit that: (a) does not rely on combustion of fossil fuel for heat, ventilation, or hot water; (b) is not connected in any way to a garage; and (c) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Fire Code Official.

Maintenance, testing, and replacement of carbon monoxide alarms shall be the responsibility of the occupant in rented units and the owner in owner-occupied units, in accordance with state law.

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ARTICLE 4: GENERAL AUTHORITY AND RESPONSIBILITIES

4.1 Appointment of Personnel

The District's Fire Chief may appoint District personnel to assist in enforcing this Ordinance. Such appointments shall include, but not be limited to, District Chief Officers, inspectors, investigators, and public safety educators as may be needed.

4.2 Designation of Fire Code Official

The Fire Chief, or any person designated by the Fire Chief, shall serve as the Fire Code Official for the purposes of this Ordinance and the codes adopted herein.(Deleted because it is stated below)

4.3 Authority to Interpret and Enforce

The Fire Code Official shall have the authority to render interpretations of and enforce this Ordinance and the adopted codes to ensure the intended level of fire and life safety protection is provided. The Fire Code Official's interpretations shall be consistent with the purpose and intent of this Ordinance.

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ARTICLE 5: AMENDMENTS TO THE INTERNATIONAL FIRE CODE (2024 EDITION)

5.1 General Note on Amendments

The District-specific amendments set forth in this Article are hereby adopted as part of this Ordinance and shall be fully incorporated into the 2024 International Fire Code as adopted herein.

Where a section of the IFC is not specifically amended by this Ordinance, the base provisions of the 2024 International Fire Code shall apply. For referenced NFPA standards and their editions, see Section 901.11 unless otherwise updated for enhanced safety.

5.2 Amendments

The following additions, insertions, deletions, and changes are hereby made to the International Fire Code, 2024 Edition.

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

101.1 Title.
Delete this section and insert the following:

These regulations shall be known as the Fire Code of the Utica Community Fire Protection District, LaSalle County, Illinois, hereafter referred to as “this Code.”

101.2.1 Appendices
Delete this section and insert the following:

Provisions in the appendices apply and are specifically adopted with this Code as set forth in Section 3.1(B) of this Ordinance.

SECTION 102
APPLICABILITY

102.3 Change of use or occupancy.
Is hereby amended by adding the following paragraphs after the exception:

No change of occupancy or use shall occur without approval by the Fire Code Official for compliance with this Code. Where other approvals are required by law (building, zoning, health, etc.), the applicant shall provide documentation of such approvals as a condition of fire code approval.

Any change of use or occupancy shall require approval of the Fire Code Official. The building or tenant space shall comply with the fire protection, fire alarm, and life safety requirements of this Code. The Fire Code Official shall certify compliance with those provisions only. This approval does not constitute certification of compliance with any general building code, zoning ordinance, or structural requirements.

102.5 Application of residential code.
Delete this section and insert the following:

One- and two-family dwellings are exempted from the requirements of this code per Section 3.2 of this Ordinance. However, permitting and reviewing solar photovoltaic (PV) systems and other fire protection work regulated by this Ordinance shall still be required.

SECTION 103
CODE COMPLIANCE AGENCY

103.1 General.
Delete this section and insert the following:

The Bureau of Fire Prevention is a subdivision or agency of the Utica Community Fire Protection District responsible for fire prevention duties. These duties include, but are not limited to, code enforcement, fire inspections, public education, fire investigations, record keeping, and any other activities whose ultimate purpose is the prevention of fire and the reduction of life and property loss from fire and explosion within the boundaries of the Utica Community Fire Protection District, LaSalle County, Illinois. This subdivision or agency may be known as the Fire Prevention Bureau, Bureau of Fire Prevention, or by other similar names.

103.2 Appointment.
Delete this section and insert the following:

The Fire Chief of the Utica Community Fire Protection District shall, by virtue of that position, appoint personnel of the District to assist in enforcing this Ordinance. Such appointments shall include, but not be limited to, as many fire code officials, inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Code Official is the same as the Code Official and/or Code Enforcement Officer.

SECTION 104
DUTIES AND POWERS OF THE FIRE CODE OFFICIAL

104.11.3 Systems and devices.
Is amended to read as follows:

Persons shall not render a system or device inoperative during an emergency unless by direction of the fire chief or fire department official in charge of the incident. This includes silencing or resetting a fire alarm system.

SECTION 105
PERMITS

105.1 General.
Is amended to read as follows:

Permits required by this Ordinance shall be issued by the **Fire Code Official** in accordance with this section and the District's administrative guidelines. Permits are limited to **fire and life safety-related activities** regulated by this Ordinance, including but not limited to the installation, alteration, or repair of fire protection systems, fire alarms, automatic sprinklers, standpipes, and solar photovoltaic systems.

105.1.1 Cosmetic-Maintenance Work
Add as an additional section:

Cosmetic-Maintenance work (as defined in Section 202) is exempt from Fire Code permitting and plan review requirements under this Ordinance and does not trigger the upgrade provisions in Sections 903.6 or 907.9.

105.5 Required operational permits.
Amended to read as follows:

Operational permits are not required except where specifically mandated by state law or deemed necessary by the **Fire Code Official** for operations regulated by this Ordinance.

105.6 Required construction permits.
Amended to read as follows:

Construction permits are required for the installation, addition, alteration, repair, removal, or extension of fire protection systems, fire alarms, automatic sprinklers, standpipes, and other fire/life safety systems or equipment regulated by this Ordinance, including work associated with new additions, alterations, or increases in existing floor area in existing buildings. The **Fire Code Official** is authorized to issue such permits in accordance with this Code and the District's administrative guidelines. Permit fees shall be as set forth in the District's fee schedule.

SECTION 106
CONSTRUCTION DOCUMENTS

106.1 General.
Is amended by adding the following:

Submitting construction documents, including site plans when required, shall comply with this section and the District's administrative guidelines. Construction documents shall be submitted for **Fire and Life Safety Code Review** (as defined in Section 202) for projects involving new construction, additions, alterations, changes of use/occupancy, or installation/modification of fire protection systems regulated by this Ordinance.

106.1.1 Information on Construction Documents.
Add as an additional section:

Construction documents shall be dimensioned and to scale. 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 **Fire Code Official**.

The preferred sheet size is **24" × 36"**. The maximum size of construction documents shall be limited to 24" × 36" unless otherwise approved by the Fire Code Official or designee. Larger sheets (e.g., 30" × 42" or 36" × 48") will only be accepted with prior approval.

One set of paper plans, as well as a complete electronic version (**searchable PDF format**) of the proposed construction activity shall be submitted to the Utica Community Fire Protection District. All projects will be reviewed by an outside firm, and the cost of the review will be included as part of the permit fee.

Where special conditions exist, the Fire Code Official is authorized to require additional construction documents to be prepared by a licensed design professional.

Any required as-built or construction completion documentation must be submitted and approved prior to scheduling and passing the final code inspection.

Construction documents shall be developed, signed, and sealed (or stamped) by an Illinois licensed architect, structural engineer, or professional engineer for the following occupancies and project types, **but not limited to**:

- Group A (Assembly)
- Group B (Business)
- Group E (Educational)
- Group F (Factory Industrial)
- Group H (High Hazard)
- Group I (Institutional — except those that are state- and federally-funded)
- Group M (Mercantile)
- Group R-1 (transient residential)
- Group R-2 (multi-family residential)
- Group R-4 (residential care)
- Group S (Storage)
- Group U (Utility and Miscellaneous) when the project involves significant fire or life safety features as determined by the Fire Code Official.

Exception: The Fire Code Official is authorized to waive the requirement for sealed documents if the nature of the work is such that review of construction documents is not necessary to obtain compliance with this Code.

One- and two-family dwellings (Group R-3), including new construction and structural modifications, are exempted from this requirement per Section 3.2.

106.1.1.1 Site Plan Review
Add as an additional section:

Each applicant for a building permit involving new construction, additions, major alterations, subdivision improvements, planned unit developments, fire detection/suppression systems, change of occupancy, or any other project that may affect fire department access, site layout, fire apparatus access roads, water supplies/hydrants, or other fire/life safety features shall submit professionally prepared construction documents, including a site plan, to the Fire Code Official for review and approval.

The applicant shall provide one (1) printed set and one complete electronic version (**searchable PDF format**) of all required plans and documents.

The site plan shall be drawn to an appropriate scale and shall clearly show, **but not limited to**, the following:

- The size, location, and height of proposed new construction and existing structures/buildings on the site;
- Distances to lot lines, property boundaries, and adjacent buildings/structures;
- Fire apparatus access roads/routes, including widths, turning radii, dead-end provisions, gates, and overhead clearances;
- Locations of fire hydrants, fire department connections (FDCs), private hydrants (if any), and water supply points;
- Any proposed site features (grading, landscaping, fencing, parking, or utilities) that could impact emergency vehicle operations or access;
- Location and dimensions of all proposed and existing driveways, parking areas, and loading zones;
- Location of any above-ground or below-ground storage tanks, hazardous materials storage, or compressed gas containers;
- Location of Knox box(es) and any rapid entry system devices.

This site plan is part of the **Fire and Life Safety Code Review** process (see definition in Section 202).

106.1.3 As-built / Record Drawings
Add as an additional section:

Any required as-built drawings or construction completion documentation, reflecting all field changes and final conditions (electronic PDF format preferred), must be submitted as one complete set and approved prior to scheduling and passing the final code inspection, unless waived by the Fire Code Official.

106.2.2 Fire Protection Systems Shop Drawings.
Is hereby amended by adding the following at the end:

All fire protection system shop drawings shall bear the stamp of a registered design professional qualified in accordance with applicable Illinois law, including but not limited to 41 Ill. Adm. Code § 251.110 for engineered fire suppression systems. Acceptable qualifications include certification by NICET at Level III or IV in the relevant specialty (e.g., Water-Based Systems Layout or Special Hazards) or licensure as a Professional Engineer in the field of fire protection.

SECTION 108
FEES

108.2 Schedule of permit fees.
Is amended to read as follows:

Where a permit is required, a fee for each permit shall be paid as required in accordance with the schedule established by the District in the separate ordinance entitled "AN ORDINANCE ADOPTING A SCHEDULE OF PLAN REVIEW AND INSPECTION FEES FOR THE UTICA COMMUNITY FIRE PROTECTION DISTRICT," as may be amended from time to time.

The District uses a **third-party reviewer** for all plan reviews. The third-party agency shall invoice the District, which will then invoice the permit holder for the services rendered, plus any applicable administration markup as set forth in the fee schedule. **All third-party review costs and fees shall be paid by the applicant prior to permit issuance and prior to final inspection.**

SECTION 109
INSPECTIONS

109.5 Final Inspection.
Add as an additional section:

Final inspections and occupancy approvals shall comply with IFC Sections 105.3.3 and 109, together with such local procedures and administrative guidelines as established by the Fire Code Official.

109.6 Inspection and Enforcement Process.
Add as an additional section:

In its efforts to ensure fire protection and life safety for residents and property within the District, the **Fire Prevention Bureau** shall inspect buildings and premises for compliance with this Fire Prevention Code on a regular basis, as determined by the **Fire Code Official**. Inspections may include, but are not limited to, initial, periodic, complaint-based, re-inspections, and follow-up inspections.

The **Fire Code Official** is authorized to issue notices of violation, correction orders, citations, or other enforcement actions for noncompliance, in accordance with Sections 113 (Violations) and 114 (Stop Work Order).

SECTION 112
MEANS OF APPEALS

112.1 General
Delete this section and insert the following:

(A) If the Fire Code Official denies an application, or refuses to grant permission, or when it is claimed that the true intent and meaning of the Ordinance has been misconstrued or wrongly interpreted, the applicant or person affected by the Fire Code Official's determination may appeal the decision of the Fire Code Official to the District's Fire Chief. Nothing herein shall restrict the Fire Code Official from filing a court action for enforcement of this Ordinance or an order issued pursuant to the Ordinance when the hazard involved requires such action.

(B) All applications for appeal shall be made in writing to the Fire Chief within fifteen (15) calendar days from the date of the decision being appealed. Upon receipt of an application for appeal, the Fire Chief will schedule a hearing on the Responsible Party's (as defined in Section 202) appeal to be held no less than fifteen (15) calendar days from the date that the Fire Chief receives the Responsible Party's application for appeal. All Responsible Parties making an application for appeal shall be given an opportunity to be heard and may appear with the representative of their choosing.

The Fire Chief shall provide the Responsible Party with a written decision within five (5) business days from the completion of the appeal hearing.

(C) Responsible Parties may appeal the Fire Chief's decision to the District's Board of Trustees. A written appeal to the Board of Trustees shall be submitted to the Fire Chief within fifteen (15) calendar days from the date of the Fire Chief's written decision. A hearing on the appeal will be scheduled before the Board of Trustees within twenty-one (21) calendar days and written notice of the hearing date shall be provided to the appealing Responsible Party. A Responsible Party shall be given an opportunity to be heard at the hearing and may appear with the representative of the party's choosing.

(D) The Board of Trustees may appoint a hearing officer to assist with the appeal hearing. The Board of Trustees or its designee shall provide the Responsible Party with a final written determination on the appeal within five (5) business days from the date of the hearing.

(E) The Board of Trustees decision is final and only subject to review under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and shall be commenced by filing an action in the Circuit Court of the Thirteenth Judicial Circuit, LaSalle County, in accordance with Article III of the Code of Civil Procedure (735 ILCS 5/Art. III).

112.3 Qualifications
Delete this section in its entirety.

SECTION 113
VIOLATIONS

113.4 Violation penalties.
Is hereby amended to read as follows:

Except as otherwise provided by this Ordinance, it shall be unlawful within the Utica Community Fire Protection District for any property owner or contractor:

(A) To erect, install, alter, repair, or perform work on a building, structure, or fire protection system (including solar photovoltaic systems) **without first obtaining a Fire Code Permit** from the Utica Community Fire Protection District when such work is regulated by this Ordinance.

(B) To rebuild, structurally alter, add to, relocate, or significantly change the use of any building, structure, or fire protection system (including solar photovoltaic systems) or part thereof, **without first obtaining a Fire Code Permit** from the Utica Community Fire Protection District when such work is regulated by this Ordinance.

(C) To fail to comply with inspection, testing, and maintenance (ITM) requirements, or to violate any other provision of this Code, including through the District's third-party web-based fire prevention compliance platform, as governed by the District's progressive enforcement ordinance ("AN ORDINANCE ADOPTING PROGRESSIVE ENFORCEMENT AND SYSTEM STANDARDS FOR FIRE SAFETY COMPLIANCE ," as may be amended from time to time).

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, repair, or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be guilty of an ordinance violation, punishable by a fine of **not less than seventy-five dollars ($75.00) nor more than seven hundred fifty dollars ($750.00)**, plus all legal fees and all costs caused by enforcement. Such fees and costs shall include, but not be limited to, staff costs of inspection or re-inspection, legal fees, and staff costs of enforcement. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Progressive enforcement, including escalating fines, ITM compliance through the District's third-party web-based fire prevention compliance platform, and additional remedies, shall be applied as provided in the District's progressive enforcement ordinance ("AN ORDINANCE ADOPTING PROGRESSIVE ENFORCEMENT AND SYSTEM STANDARDS FOR FIRE SAFETY COMPLIANCE," as amended from time to time).

SECTION 114
STOP WORK ORDER

114.4 Failure to comply.
114.4 is amended to read as follows:

Any person who shall continue any work after having been served with a **stop work order**, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of **not less than seventy-five dollars ($75.00) nor more than seven hundred fifty dollars ($750.00)** for each day during which work continues in violation of a stop work order.

SECTION 202
GENERAL DEFINITIONS

For the purposes of the Fire Prevention Code, the following words and phrases shall have the meanings respectively ascribed to them by this section:

202.1 Amend by adding or revising the following definitions:

(A) ALTERATION.
Add as an additional definition:

Any construction, renovation, or modification to an existing building or structure **other than a repair or addition**. Alterations include, but are not limited to: reconfiguration of space (e.g., removal, relocation, or addition of non-load-bearing walls, partitions, doors, or openings), modification of structural elements or fire protection systems, changes to means of egress, or installation of equipment that affects fire load, hazard classification, or life safety features.

(B) CHANGE OF OCCUPANCY.
Is hereby amended to read as follows:

Either of the following shall be considered a change of occupancy where this code requires a greater degree of safety, fire protection, or means of egress than is existing in the current building or structure:

1. Any change in the occupancy classification of a building or structure.
2. Any change in the purpose of, or a change in the level of activity within, a building or structure.

For the purposes of this Ordinance, a change of occupancy also includes any change in the purpose or classification of a building, portion thereof, tenant space, or suite (including a change in tenant or Use Group, even if remaining within the same occupancy classification) that increases the fire hazard level, occupant load, or risk to life or property compared to the prior use. The **Fire Code Official** shall have final authority to determine whether such a change triggers requirements under Sections 903.6 and 907.9.

(C) **COSMETIC-MAINTENANCE WORK.**
Add as an additional definition:

Work that is limited to surface finishes, painting, wallpapering, floor covering replacement (without subfloor modification), cabinetry or countertop upgrades (without structural or system changes), replacement of non-structural wall finishes, non-structural fixture replacements, or minor repairs that **do not affect** fire-resistance-rated assemblies, fire protection systems, egress paths, structural integrity, occupant load, fire load, or hazard classification. Such work does not constitute an alteration, alteration, or change of occupancy for the purpose of triggering requirements under this Ordinance.

(D) FIRE AND LIFE SAFETY CODE REVIEW.
Add as an additional definition:

The District's evaluation of submitted construction documents, site plans, and related materials for compliance with the fire and life safety requirements of this Fire Prevention Code and the adopted standards. The review includes, but is not limited to, occupancy classification, changes of occupancy, means of egress, fire-resistance-rated assemblies, fire department access, water supplies, and triggers for fire protection system upgrades under Sections 903.6 and 907.9. **This review is strictly limited to fire and life safety elements** and does not constitute approval of structural, mechanical, plumbing, electrical, zoning, or general building code requirements.

(E) FIRE CODE.
Add as an additional definition:

Means the **International Fire Code, 2024 Edition**, as adopted and amended herein, together with **NFPA 101: Life Safety Code (2024 Edition)**, subject to any applicable amendments required by the Illinois Office of the State Fire Marshal pursuant to 41 Ill. Adm. Code Part 100 (applied to the extent they are compatible with the 2024 edition), as adopted and amended herein, and any referenced standards.

(F) FIRE CODE PERMIT.
Add as an additional definition:

An official document issued by the **Fire Code Official** confirming successful **Fire and Life Safety Code Review** and/or **Fire Protection System Plan Review** and authorizing the performance of specified activities (such as construction, installation, alteration, or repair of fire protection systems including solar photovoltaic systems, fire alarm systems, or related work) regulated by this Ordinance. The permit serves as the required authorization to proceed. **No physical posting of the permit is required**, but a copy must be maintained on-site and available for inspection by the Fire Code Official or designee.

(G) FIRE PROTECTION SYSTEM PLAN REVIEW.
Add as an additional definition:

The District's targeted evaluation of detailed design, shop drawings, calculations, and installation plans for active fire protection systems to ensure compliance with this Fire Prevention Code and applicable NFPA standards. This includes fire alarm systems, automatic sprinkler and standpipe systems, alternative automatic fire-extinguishing systems, commercial kitchen suppression systems, solar photovoltaic systems, and other fire protection features as required by this Code. This review is distinct from, but may be coordinated with, the broader **Fire and Life Safety Plan Review**.

(H) FIREWORKS.
Add as an additional definition:

Means the term "fireworks" shall have the same meaning as that term is defined and used in the **Illinois Fireworks Regulation Act (425 ILCS 30/2)**.

(I) LIFE SAFETY CODE.
Add as an additional definition:

Means **NFPA 101: Life Safety Code (2024 Edition)**, subject to any applicable amendments required by the Illinois Office of the State Fire Marshal pursuant to 41 Ill. Adm. Code Part 100 (applied to the extent they are compatible with the 2024 edition), as adopted and amended by the Utica Community Fire Protection District.

(P) RESPONSIBLE PARTY.
Add as an additional definition:

Means the owner, occupant, or other person responsible for the condition of the building, structure, or premise.

[Remainder of this page intentionally left blank]

SECTION 316
HAZARDS TO FIREFIGHTERS

316.7 Unprotected Construction or Lightweight Construction Presenting Hazards to Firefighters
Is hereby amended to read as follows:

Buildings utilizing **lightweight construction**, unprotected wood truss systems, I-joists, engineered wood products, or other similar construction methods that can fail rapidly under fire conditions **shall be marked** in accordance with Appendix J (Building Information Sign) of the 2024 International Fire Code. Additional marking or signage may be required by the **Fire Code Official** to warn firefighters of the specific hazard.

The **Fire Code Official** is authorized to require submission of truss, floor, or roof system drawings during plan review and any other measures necessary to protect firefighter safety.

Exception: One- and two-family dwellings (Group R-3) are exempt unless otherwise required by the Fire Code Official (**see Section 3.2**).

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required
Is hereby amended to read as follows:

Approved fire apparatus access roads shall be provided and maintained in accordance with Section 503 and **Appendix D** of the 2024 International Fire Code.

503.1.4 Approval
Add as an additional section:

All proposed fire apparatus access roads and fire lanes shall be subject to review and approval by the District. Any required engineering review costs shall be paid by the developer or property owner.

503.2.9 Preemption signals
Add as an additional section:

The **Fire Code Official** shall have the authority to require preemption devices on all signalized traffic control lights that are added or modified as a result of the creation or modification of fire apparatus access roads.

503.6 Security Gates
Is hereby amended by appending the following:

All security gates, including those with padlocks or electric switches, shall be compatible with the Utica Community Fire Protection District's rapid entry (**Knox**) system and shall provide emergency access as approved by the **Fire Code Official**.

503.2.9 Private Drive Identification
Add as an additional subsection:

It is the responsibility of the property owner(s), residents, or homeowners' association (if applicable) to provide and maintain approved address markings at the intersection of a private drive/road and the public right-of-way. These markings shall be clearly visible to approaching emergency vehicles and shall identify the addresses or range of addresses served down the private drive.

In cases where multiple buildings, residences, or units branch from the private drive, additional address identification shall be provided on the building or residence nearest the approach (or at key branching points) so that it is visible upon entry from the public way.

Markings shall use approved reflective materials, contrasting colors, and sufficient size/height to be legible from the public road (**minimum 4-inch numerals** recommended, or as directed by the Fire Code Official).

SECTION 505
PREMISES IDENTIFICATION

505.1 Address Identification
Is hereby amended to read as follows:

New and existing buildings and tenant spaces shall have approved address numbers, building numbers, or approved building identification placed in a position that is **plainly legible and visible from the street or road fronting the property**. These numbers shall contrast with their background. Addresses on glass shall be white. Address numbers shall be Arabic numerals or alphabet letters.

Exterior numbers shall be a minimum of six (6) inches high. Interior tenant spaces shall have a minimum of **four (4) inches high** numbers.

Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other approved means shall be used to clearly identify the structure and its address.

505.3 Door and Entrance Identification
Add as an additional section:

As determined by the **Fire Code Official**, exterior man doors, exit doors, and overhead doors shall be labeled on both the interior and exterior sides with **reflective material**. Markings shall use Arabic numbers, letters, or business names and shall be durable, contrasting in color with the background, and maintained in legible condition.

The following guidelines shall apply where required:

1. Man/exit doors shall be numbered beginning with **#1** at the main entrance and proceeding sequentially in a clockwise direction around the building.

2. Overhead doors shall be numbered beginning with **#001** at the overhead door closest to the main entrance and proceeding sequentially in a clockwise direction around the building.

3. Units, suites, apartments, or tenant spaces shall have front and rear doors marked with numbers, letters, or business names.

4. Rooftop access points, hatches, or scuttles shall be marked in a manner visible from the roof access point.

Minimum Size and Placement:

- Man/exit doors and overhead doors: **Minimum 6 inches in height**.
- Main entrance door: May use **4-inch numbers**.
- Markings shall be positioned no less than **12 inches below the top of the door** and centered, or as otherwise approved by the Fire Code Official.
- All markings shall be **reflective** for visibility in low-light or smoky conditions.

SECTION 506
KEY BOXES / RAPID ENTRY SYSTEMS

506.1 When required.
Is hereby deleted and replaced with the following:

When access to or within a structure or area is unduly difficult due to secured openings, or when immediate access is necessary for life-saving or firefighting purposes, the Fire Code Official is authorized to require one or more approved key lock boxes.

All newly constructed buildings and tenant spaces shall install at least one approved key lock box in an accessible location approved by the Fire Code Official.

All new and existing buildings equipped with either of the following systems shall install an approved key lock box:

• An automatic fire alarm system that notifies the fire department, **or**

• An automatic fire suppression system (sprinklers, standpipes, etc.).

This requirement applies regardless of occupancy type if one of the above systems is present.

The Fire Code Official may require the key lock box to be located near the fire alarm control panel (FACP) or in additional strategic locations when necessary to provide rapid access to utility rooms, elevator equipment, mechanical rooms, or other critical areas.

Exception: One- and two-family dwellings (including townhouses as defined in this Code) are exempt unless the building has a monitored fire alarm or suppression system that notifies the fire department, or unless the Fire Code Official determines that undue access difficulty exists for life safety or firefighting purposes. (**See Section 3.2 for exemptions**.)

The key lock box shall be a **Knox brand** rapid entry system (the only type approved for use by the Utica Community Fire Protection District) and shall be mounted between **5 feet and 6 feet** above finished grade in an accessible, approved location.

The box shall contain keys (and other items as required by the Fire Code Official) to gain access to:

- Primary entrance
- Fire sprinkler and/or fire pump rooms (with exterior access)
- Rooms containing the fire alarm control panel (with exterior access)
- Door most remote from the primary entrance
- Other areas as directed by the Fire Code Official (e.g., elevator controls, electrical rooms, mechanical rooms)

506.1.3 Electronic Access Control Systems
Add as an additional section:

The installation or use of swipe cards, key fobs, electronic locks, or any other electronic access control devices on primary entry doors, fire protection equipment rooms, or other critical access points is prohibited unless specifically approved in advance by the Fire Code Official.

Any change, modification, replacement, or reprogramming of entry door locks, hardware, or access control systems shall require prior written notification to the Utica Community Fire Protection District. The owner shall provide updated access devices (keys, swipe cards, or programmed credentials) to the District for inclusion in the Knox box prior to placing the new system into service. Failure to provide updated access may result in enforcement action.

506.1.4 Elevator Key Box Requirements.
Is hereby amended by deleting the same in its entirety and substituting the following:

At least one (1) key box shall be provided for every two (2) elevators installed. Elevator key boxes shall be located within three (3) feet of an elevator or as approved by the Fire Code Official. Elevator key boxes shall be within sight of the doors of any elevator.

506.2 Key box maintenance.
Delete this section and insert the following:

The building operator (owner, manager, or responsible party) shall immediately notify the Fire Code Official and provide new keys or access devices whenever a lock is changed or re-keyed. The building operator is responsible for the purchase, proper installation, and ongoing maintenance of all key lock boxes at their expense.

506.3 Key box availability for purchase.
Add as additional requirements to this section:

The only approved key box type for the Utica Community Fire Protection District is the Knox brand rapid entry system. The District retains complete control over authorization and operation of the rapid entry system. The size of the required Knox box shall be determined by the number of keys to be secured and is at the discretion of the Fire Code Official.

506.4 Emergency notification.
Is added to read as follows:

It is the responsibility of the property owner and/or owner representative to provide and maintain current contact names and telephone numbers of persons to be notified in the event of an emergency involving their property or building.

506.5 Additional requirements.
Add as a new subsection:

Key boxes shall be sized to accommodate all required keys without overcrowding. Keys shall be clearly labeled with durable, weather-resistant tags identifying the door, room, or system each key controls. Keys shall be grouped on rings for quick identification by fire service personnel.

Where the building has a monitored burglar alarm or fire alarm system, the Fire Code Official may require the key box to include a tamper switch wired to the alarm system (dedicated zone) to signal unauthorized access or removal of the box.

SECTION 507
FIRE PROTECTION WATER SUPPLIES

507.1 Required Water Supply
Add to read as follows:

A water supply capable of delivering the required fire flow shall be provided prior to the construction of any structures. It shall be unlawful to erect, alter, use, or occupy any structure that has been determined to have an inadequate water supply.

507.3 Fire Flow
Add as an additional requirement to this section:

The available fire flow for any building or structure shall be determined in accordance with Appendix B of this code. Where the required fire flow exceeds the available supply from existing hydrants, the Fire Code Official may require additional hydrants, on-site water storage, fire pumps, automatic sprinkler systems, or other approved means to provide the necessary fire flow.

507.5 Fire Hydrant Systems
Append the following to this section:

… and Appendix C – Fire Hydrant Locations and Distribution.

507.5.1 Where required
Delete this section and insert the following:

Fire hydrants shall be installed and maintained in accordance with Appendix C of the 2024 International Fire Code. The Fire Code Official is authorized to increase or decrease hydrant spacing and supply main sizes based on building configuration, hazard, access, and site conditions.

507.5.1.2 Distance to Fire Department Connection (FDC)
Add as an additional section:

A fire hydrant shall be located within seventy-five (75) feet of every Fire Department Connection (FDC) serving a sprinkler system, standpipe system, or combination system. The hydrant and FDC shall be on the same side of the fire apparatus access road whenever possible. The distance shall be measured along an approved route on which fire hose can be readily laid by responding apparatus, as determined by the Fire Code Official.

Exception: The distance may be increased where approved by the Fire Code Official.

507.5.7 Unauthorized Use
Add as an additional section:

It shall be unlawful for any person to utilize any device such as a fire hydrant, drafting hydrant, dry hydrant, or other water supply appurtenances designed for fire suppression operations without the express permission of the Fire Code Official.

Exception: Municipal, township, county, or state public works authorities, and/or their designated agents, in the rightful and lawful execution of their official duties.

SECTION 509
FIRE PROTECTION AND UTILITY EQUIPMENT, IDENTIFICATION AND ACCESS

509.4 Fire pump and/or automatic sprinkler system riser rooms.
Add to read as follows:

Access to fire pump rooms and automatic sprinkler system riser rooms shall be provided on the level of exit discharge and shall be accessible from both the exterior and interior of the building.

All fire sprinkler control rooms and fire pump rooms shall have at least one direct exterior access door. Exterior and interior access doors shall be a minimum of 3 feet wide and 1-hour fire-rated. Exterior access doors shall be clearly identified and shall be unlocked or keyed for rapid entry as approved by the Fire Code Official.

509.5 Rooms containing fire protection control equipment.
Add to read as follows:

Rooms containing fire protection control equipment (including fire alarm control panels, sprinkler risers, and fire pumps) shall have direct access from both the exterior and interior of the building.

All entrance doors to such rooms (new and existing) shall bear a sign on the exterior side with minimum 6-inch-high letters indicating “FACP,” “SPRINKLER ROOM,” or “FIRE PUMP ROOM” (as applicable). Where the riser serves multiple tenants, additional tenant-specific signage may be required.

Signs shall be durable, weather-resistant, and clearly visible with contrasting lettering (red background with white lettering recommended).

These rooms shall be equipped with emergency lighting and shall not be used for storage or any other purpose.

[Remainder of this page intentionally left blank]

SECTION 604
ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE KEYS

604.1 General.
Add to read as follows:

In new construction where passenger or freight elevators are provided, at least one elevator shall be of such size and arrangement to accommodate an ambulance stretcher measuring 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position.

The elevator car shall have a clear floor area and configuration that allows the stretcher to be loaded and maneuvered into the car. The inside handrail shall be installed so as not to interfere with stretcher accommodation while complying with accessibility standards.

The elevator car shall be identified by the international symbol for emergency medical services (Star of Life), not less than 3 inches (76 mm) high, placed inside on both sides of the hoistway door frame.

604.1.1 Heat Detection for Elevators (New Construction)
Add as an additional section:

In new construction where elevators are installed, heat detectors shall be provided at the top and bottom of the elevator hoistway and in the elevator machine room/space. Heat detectors shall be installed in accordance with NFPA 72 and shall be arranged to initiate shunt trip of the elevator power prior to sprinkler activation in those areas.

This requirement applies only to new elevator installations or complete replacements. Existing elevators are not required to be retrofitted unless otherwise directed by the Fire Code Official.

Exception: Heat detectors are not required in hoistways or machine rooms that are not sprinklered, unless otherwise required by the Fire Code Official.

604.5.1 Elevator Phone
Add to read as follows:

All required emergency elevator phones shall provide two-way communication to a UL-listed central station or approved supervising station in accordance with ASME A17.1/CSA B44 and NFPA 72. The monitoring service shall immediately notify the Utica Community Fire Protection District's Dispatch Center of all emergency calls, including entrapments.

This requirement does not apply to routine trouble or maintenance signals.

SECTION 606
COMMERCIAL COOKING EQUIPMENT AND SYSTEMS

606.3 Operations and maintenance
Add to read as follows:

Every required automatic fire suppression system for commercial kitchen exhaust hoods and ducts shall be an approved wet chemical system installed and maintained in accordance with NFPA 17A and UL 300. This requirement applies to:

(A) New construction,

(B) Alteration or rehabilitation of existing systems, and

(C) Appliance line changes, including installation of high-efficiency or high-recovery fryers.

All commercial kitchen hood suppression systems shall be monitored by the building's fire alarm system (or an approved dedicated fire alarm system) in accordance with NFPA 72. Activation of the suppression system shall transmit a fire alarm signal to the Utica Community Fire Protection District's Dispatch Center.

A manual actuation device (pull station) shall be provided for each hood suppression system. The manual actuation device shall be located in a readily accessible location near a means of egress, between 10 feet and 20 feet from the hood, and clearly identified.

If multiple hoods are present in the same kitchen area, a visual notification device (e.g., strobe or indicator light) shall be mounted on or adjacent to each hood to identify the activated system.
All commercial kitchens requiring a hood and duct extinguishing system shall be provided with at least one portable fire extinguisher rated Class K (minimum 6-liter capacity) in accordance with NFPA 96 and NFPA 10.

[Remainder of this page intentionally left blank]

SECTION 901
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

901.4 Required fire protection and life safety systems.
Amend by adding the following at the end:

1. New fire detection and alarm systems shall be installed by a licensed State of Illinois Fire Alarm Contractor. The system shall meet the requirements of NFPA 72 and this Code.

2. Repairs, alterations, and replacements to existing fire alarm systems shall be performed by a State of Illinois licensed Fire Alarm Contractor in accordance with NFPA 72 and this Code.

901.4.7.5 Pump and riser room size.
Amend by adding the following:

Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation (as defined by the manufacturer), with sufficient working space around stationary equipment. Clearances around equipment to elements of permanent construction (including other installed equipment/appliances) shall allow inspection, service, repair, or replacement without removing construction elements or disabling fire-resistance-rated assemblies.

Fire pump and sprinkler riser rooms shall be provided with door(s) and unobstructed passageways large enough to allow removal of the largest piece of equipment.

The fire sprinkler control room and fire pump room shall be separated from the remainder of the building by minimum 2-hour fire-resistance-rated assemblies.

901.6.3 Records.
Amend to read as follows:

All contractors performing inspections, testing, and/or maintenance required by referenced standards of this Code shall submit records of such work to the District through the District's designated 3rd party web-based Fire Prevention compliance service (or in a form and method otherwise approved by the Fire Code Official).

The property owner shall also be responsible for ensuring their contractor submits these records in a timely manner as required by the District's progressive enforcement ordinance ("**AN ORDINANCE ADOPTING PROGRESSIVE ENFORCEMENT AND SYSTEM STANDARDS FOR FIRE SAFETY COMPLIANCE," as may be amended from time to time).**

901.11 NFPA Standard editions.
Add as a new section:

The editions of NFPA standards referenced in this Code shall apply unless locally amended. For key systems: NFPA 13 (2022 Edition) for sprinklers; NFPA 72 (2022 Edition) for fire alarms; NFPA 25 (2023 Edition) for inspection, testing, and maintenance. The appendices of all referenced NFPA standards are considered mandatory portions of the standards.

901.13 Preconditions to alarm reset or reactivation.
Add to read as follows:

Upon activation of a fire alarm system, the system shall not be reset or restored to normal condition by any person until fire department personnel are on scene and direct the reset.

SECTION 903[1]
AUTOMATIC SPRINKLER SYSTEMS

Sections 903.2 through 903.5 generally apply to **new** buildings and structures. Section 903.6 and its subsections address existing buildings and structures. **Remaining provisions apply to both unless otherwise noted.**

903.2 Where required – **new buildings and structures**
Is hereby amended to read as follows:

Approved automatic sprinkler systems shall be installed and maintained in full operating condition in all **new** buildings and structures as specified in this section and Sections 903.2.1 through 903.2.12, including the District's local amendments.

Exception: One- and two-family dwellings built under the International Residential Code (IRC) are exempted, except as otherwise provided in this Ordinance (**see Section 3.2**).

USE OF FIRE BARRIERS AND FIREWALLS SHALL NOT BE USED TO REDUCE THE AREA FOR THE APPLICATION OF THIS SECTION.

The square-footage thresholds in the following sections of the 2024 International Fire Code are amended as set forth below. All other provisions of Sections 903.2.1 through 903.2.10 (including all additional conditions, exceptions, and subsections) remain as published in the 2024 International Fire Code.

903.2.1 Group A
The fire-area thresholds in Sections 903.2.1.1 (Group A-1), 903.2.1.3 (Group A-3), and 903.2.1.4 (Group A-4) are amended from 12,000 square feet to **5,000** square feet (464 m²). The fire-area threshold in

[1] Section 903 as adopted by District Ordinance date June 22, 2026 repealed and replaced with Section 903 as set forth in this Ordinance dated August 24, 2026.

Section 903.2.1.2 (Group A-2) remains 5,000 square feet as published in the 2024 International Fire Code.

903.2.2 Ambulatory Care Facilities (Group B)
Approved *automatic sprinkler systems* shall be installed throughout all ambulatory care facilities.

903.2.3 Group E
The *fire-area* threshold in Section 903.2.3, Item 1 is amended from 12,000 square feet to **5,000** square feet (464 m²).

903.2.4 Group F-1
The *fire-area* threshold in Section 903.2.4, Item 1 is amended from 12,000 square feet to **5,000** square feet (464 m²).

903.2.5 Group H
Approved *automatic sprinkler systems* shall be installed throughout all Group H occupancies.

903.2.6 Group I
Approved *automatic sprinkler systems* shall be installed throughout all Group I occupancies.

903.2.7 Group M
The *fire-area* threshold in Section 903.2.7, Item 1 is amended from 12,000 square feet to **5,000** square feet (464 m²).

903.2.8 Group R
Approved *automatic sprinkler systems* shall be installed throughout all Group R-1 and R-2 occupancies.

Exception: One- and two-family dwellings (Group R-3) built under the International Residential Code (IRC) are exempt (**see Section 3.2**).

903.2.9 Group S-1
The *fire-area* threshold in Section 903.2.9, Item 1 is amended from 12,000 square feet to **5,000** square feet (464 m²).

903.2.10 Group S-2
The *fire-area* threshold in Section 903.2.10, Item 1 (enclosed parking garage) is amended from 12,000 square feet to **5,000** square feet (464 m²).

General Exceptions to Section 903.2

In addition to any specific exceptions listed above, the following shall be exempt from the sprinkler requirements of this section:

1. One- and two-family dwellings (Group R-3) built under the International Residential Code (IRC).

2. Mobile real estate sales and construction trailers utilized during the development of property when approved by the Fire Code Official.

3. Mobile portable storage buildings as determined by the Fire Code Official.

4. Agriculture storage buildings less than 8,000 square feet used exclusively for the storage of farm machinery, equipment, grain, hay, or similar agricultural products, unless the Fire Code Official determines that the contents or operations create a high fire hazard requiring sprinkler protection.

5. Group U accessory buildings under 5,000 square feet, unless otherwise required by the Fire Code Official based on hazard.

903.3.5.2 Hydrostatic Testing for Modifications
Add as an additional section:

When sprinkler heads or piping are relocated or added, a hydrostatic test or working pressure test shall be performed in accordance with NFPA 13. For modifications involving fewer than 20 sprinkler heads that can be isolated, a test at normal working pressure may be accepted in lieu of a full 200 psi hydrostatic test, at the discretion of the Fire Code Official. The Fire Code Official may require a full hydrostatic test or updated hydraulic calculations if the modification is extensive or affects system reliability.

903.3.5.4 Multi-Tenant Occupancies
Add as an additional section:

When an automatic sprinkler system is installed in a multi-tenant building, each tenant space shall have its own dedicated sprinkler supply line taken off the main riser or distribution piping. Each dedicated line shall be equipped with its own monitored waterflow switch and control/isolation valve in accordance with NFPA 13 or NFPA 13R (as applicable).

A blue-lensed exterior strobe shall be installed above or adjacent to the Fire Department Connection (FDC) to indicate general waterflow activation. (See also Section 907.6.8 for tenant-specific notification requirements.)

This requirement applies to Group A, B, E, F, M, and S occupancies in multi-tenant buildings.

903.3.7 Fire Department Connections
Is hereby amended by adding the following:

A fire hydrant shall be located within seventy-five (75) feet of every Fire Department Connection (FDC) serving a sprinkler system, standpipe system, or combination system. The hydrant and FDC shall be on the same side of the fire apparatus access road whenever possible. The distance shall be measured along an approved route on which fire hose can be readily laid by responding apparatus, as determined by the Fire Code Official.

Exception: The distance may be increased where approved by the Fire Code Official.

The fire department connection shall consist of a 5-inch Storz coupling on a 30-degree elbow mounted between 36 and 48 inches above finished grade.

A blue-lensed strobe shall be installed above or adjacent to the fire department connection to provide a visual indication of waterflow activation.

903.4.2 Monitoring
Is hereby amended by adding the following:

All fire protection systems, including all valves controlling the water supply for automatic sprinkler systems, fire pumps, tanks, water levels and temperatures, critical air pressures, and waterflow switches, shall be electronically supervised and monitored by a U.L.-listed central station in accordance with NFPA 72.

- Alarm signals (including waterflow) shall be automatically transmitted to a U.L.-listed central station.

- Supervisory signals (such as valve tamper, low air pressure on dry systems, fire pump trouble, etc.) and trouble signals shall be transmitted to a U.L.-listed central station. The central station shall notify the designated keyholder or building owner/responsible party. Supervisory and trouble signals shall not be dispatched to the fire department unless otherwise directed by the Fire Code Official.

903.4.3.1 Sprinkler Control Valves and Alarms
Add as an additional section:

All new and existing sprinkler control valves shall be equipped with electronic supervision (tamper switches) in accordance with NFPA 72.

Approved combined audible/visual notification devices shall be connected to every fire protection suppression system. These devices shall be activated by the system's operation. The devices shall be located as follows:

1. On the outside wall above each Fire Department Connection (FDC) (blue lens).

2. On the outside wall above each main/unit entrance (clear lens).

903.4.3.2 Floor Plan Diagram
Add as an additional section:

A diagram showing the area served by each system and/or control valves shall be submitted for review and approval to the Fire Code Official. The same diagram shall be laminated and placed adjacent to the sprinkler riser.

903.6 <u>Where required in existing buildings and structures</u>
Add as an additional section:

In addition to the requirements of Chapter 11, and with the exception of one- and two-family dwellings (see Section 3.2), an approved automatic sprinkler system shall be required only when an existing building is undergoing an Alteration, an addition, or a change of use/occupancy and such work would require an **automatic sprinkler system in a new building of comparable occupancy, size, and hazard level under Section 903.2 including the District's local amendments or if any of the following conditions exist**:

Note: Cosmetic-Maintenance work (as defined in Section 202) shall not be included and does not trigger plan review or permitting under this section. (See also Section 3.4 for mixed-occupancy evaluation rules.)

(A) The building undergoes an **Alteration** (as defined in Section 202) that would require an automatic sprinkler system under Section 903.2 as if the building were newly constructed.

(B) The project results in a **change of occupancy** that would require an automatic sprinkler system under Section 903.2 **as if the building were newly constructed**.

(C) The project increases the **fire hazard level** or results in a more restrictive occupancy classification that would require an automatic sprinkler system under Section 903.2 **as if the building were newly constructed**.

Where a change in occupancy includes any use that requires the entire structure to be protected with an automatic sprinkler system, such a system shall be installed throughout the structure before an occupancy permit is issued.

Exception: Any alterations or repairs intended solely to meet ADA accessibility requirements or Department of Public Health and Sanitation requirements are not subject to the requirements of this section, provided they do not increase occupant load, change occupancy classification or hazard level, or otherwise trigger requirements under this Code or NFPA 101.

(See Section 202 for definitions of Alteration, Change of Occupancy, and Cosmetic-Maintenance Work.)

903.6.2 Additions
Add as an additional section:

Any **addition** shall require automatic sprinkler protection as follows:

(A) Full automatic sprinkler protection throughout the entire building or structure as required by Section 903.2 **as if the building were newly constructed**, **or**

(B) The new addition shall be provided with an approved automatic sprinkler system in accordance with Section 903.3 **and** an Underwriter Laboratories (UL) listed 2-hour approved fire wall separation assembly that extends continuously from the foundation through the roof as defined in Section 202 of the IFC shall be provided between the existing building and the new addition.

903.6.3 High-Hazard Use Reclassification
Add as an additional section:

Any change in use or occupancy that reclassifies a building (or portion thereof) to a high-hazard occupancy shall require an approved automatic sprinkler system throughout the entire existing and proposed building, evaluated as if the post-project building were newly constructed under Section 903.2 including the District's local amendments.

For the purposes of this section, high-hazard occupancies include, but are not limited to:

(A) Group H occupancies (all subdivisions);

(B) Motor vehicle storage or repair garages;

(C) Lumber storage, pallet storage, or bulk storage of tires;

(D) Self-service storage facilities; or

(E) Grow, processing, or extraction facilities (e.g., cannabis-related operations).

The Fire Code Official shall make the final determination of whether a change in use or occupancy triggers the requirements of this section.

903.6.4 Changes to Sprinkler Systems
Add as an additional section:

For any changes required for compliance with Sections 903.6.1 through 903.6.3, the addition or relocation of sprinkler heads or piping shall require testing in accordance with NFPA 13.

Where the modification affects the system demand or where existing piping is determined by the Fire Code Official to be inadequate (e.g., due to corrosion, undersizing, or incompatibility with current standards), the affected piping shall be replaced or upgraded as necessary to achieve the required system performance.

The Fire Code Official may require updated hydraulic calculations for the modified portion of the system.

903.6.5 Maintenance and Extension of Existing Systems
Add as an additional section:

Approved sprinkler systems (whether required or voluntary) shall remain fully operational at all times in accordance with NFPA 25.

When an addition is made to a building that already has an approved sprinkler system, the sprinkler system shall be extended to cover the new addition in accordance with current standards, unless the Fire Code Official approves the use of a UL-listed 2-hour fire separation assembly in accordance with Section 903.6.2(B).

903.7 Appendixes of NFPA standards
Add as an additional section:

The appendices of all referenced NFPA standards (including NFPA 13, 13R, 13D, 14, 20, 25, and 72) shall be considered mandatory. Sprinkler system installations and maintenance shall comply with the applicable NFPA standard, including its appendices.

SECTION 904
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHER SYSTEMS

904.1 General
Is hereby amended to read as follows:

Alternative automatic fire-extinguishing systems shall be installed, inspected, tested, and maintained in accordance with the applicable NFPA standards (including NFPA 17A for wet chemical systems, NFPA 17 for dry chemical systems, and NFPA 2001 for clean agent systems) and shall be approved by the Fire Code Official. Systems shall be serviced by qualified personnel.

904.3.5 Monitoring
Is hereby amended to read as follows:

All alternative automatic fire-extinguishing systems shall be monitored by a fire alarm system (or equivalent approved method) in accordance with **Section 907** and NFPA 72.

Alarm signals (activation of the extinguishing system) shall be automatically transmitted to the Utica Community Fire Protection District's Dispatch Center. Supervisory and trouble signals shall be handled in accordance with Section 907.

The method of monitoring and transmission shall be approved by the **Fire Code Official**.

904.13 Commercial Cooking Systems
Add as an additional section:

904.13.1 General

All new and existing commercial kitchen exhaust hood and duct systems requiring automatic fire suppression shall use an approved wet chemical system installed and maintained in accordance with NFPA 17A and UL 300.

This requirement applies to:

(A) New construction,

(B) Alteration or rehabilitation of existing systems, and

(C) Appliance line changes, including installation of high-efficiency or high-recovery fryers.

All commercial kitchen hood suppression systems shall be monitored and shall transmit an alarm signal to the Utica Community Fire Protection District's Dispatch Center in accordance with Section 904.3.5 and Section 606.3.

904.13.2 Portable Fire Extinguisher

All commercial kitchens requiring a hood and duct extinguishing system shall be provided with at least one portable fire extinguisher rated Class K (minimum 6-liter capacity) in accordance with NFPA 96 and NFPA 10.

SECTION 905
STANDPIPE SYSTEMS

905.3 Required Installations
Add as an additional section:

All required standpipe systems shall be supplied by a separate riser. The supply riser shall be hydraulically designed to supply 2½-inch hose connections. Each standpipe riser shall be equipped with a separate indicating control valve and waterflow switch.

Standpipe locations shall be approved by the Fire Code Official.

Standpipe systems shall be installed throughout buildings where any portion of the floor area is more than 150 feet of travel distance from the nearest point of fire department vehicle access, or as otherwise required by this Code.

905.3.1 Height
Is hereby amended to read as follows:

An approved standpipe system shall be installed throughout buildings where any of the following conditions exist:

(1) The building is three (3) stories or more in height, measured from the lowest level of fire department vehicle access, or

(2) Any floor level is located more than 30 feet above the lowest level of fire department vehicle access.

Standpipe hose connections shall be provided at each level in each required enclosed stairway.

Exceptions: Exceptions 1 through 5 of the 2024 International Fire Code Section 905.3.1 shall remain.

Exception: One- and two-family dwellings (Group R-3) built under the International Residential Code (IRC) are exempt (**see Section 3.2**).

905.3.2 Additional Class I Standpipe Requirement
Add as an additional section:

In addition to other requirements of this section, Class I standpipe systems shall be required in all buildings where the conditions of Section 905.4(6) are met.

905.4 Location of Class I Standpipe Connections
Is hereby amended by deleting item (6) and adding the following new items 6 and 7:

6. The number of risers for multi-story buildings shall be such that all parts of every floor area can be reached by 150 feet of hose connected to a riser outlet. Standpipe hose connections shall be located in enclosed stairways at each level in multi-story buildings.

7. In all warehouse storage areas where storage exceeds 12 feet in height, 2½-inch fire hose valves with a 1½-inch reducer shall be provided. Valves shall be located at each door entrance to the warehouse and/or storage area. Additional 2½-inch fire hose valves shall be provided throughout the space so that no portion of the warehouse or storage area is more than 150 feet maximum travel distance from a fire hose valve.

905.7.3 Hose Connection Within the Cabinet
Is hereby amended by adding the following:

The hose connection shall be located not more than five (5) feet above the floor and shall consist of a 2½-inch outlet with a 1½-inch reducer. Valves and threads shall conform to District standards.

[Remainder of this page intentionally left blank]

SECTION 906
PORTABLE FIRE EXTINGUISHERS

906.1 Where required
Is hereby amended to read as follows:

Portable fire extinguishers shall be provided in all buildings or portions thereof in the following occupancy groups:

- Group A (Assembly)
- Group B (Business)
- Group E (Educational)
- Group F (Factory)
- Group H (High-Hazard)
- Group I (Institutional)
- Group M (Mercantile)
- Group R-1 (Hotels/Motels)
- Group R-2 (Apartments/Multi-Family)
- Group R-4 (Residential Care)
- Group S (Storage)
- Group U (Utility/Miscellaneous)

In Group R-3 (Residential – One- and Two-Family Dwellings), portable fire extinguishers shall be provided only where a childcare facility or other regulated use is present.

The exceptions listed in the base code are deleted.

906.5.1 Location
Is added to read as follows:

Portable fire extinguishers shall be conspicuously located along normal paths of travel, including within 10 feet of each required exit door where practicable.

Placement, spacing, and distribution shall otherwise comply with NFPA 10, using the gross floor area as defined in Section 202 of this code.

SECTION 907
FIRE ALARM AND DETECTION SYSTEMS

907.1.7 Fire Alarm Control Panel Type
Add as a new section:

The fire alarm control panel (FACP) shall be a U.L.-listed or F.M.-approved addressable fire alarm control panel capable of performing all necessary functions in accordance with NFPA 72. Combination burglar/fire panels are prohibited. The FACP shall monitor only fire protection systems. The location and installation of the FACP shall be approved by the Fire Code Official. The FACP shall not be located in a private garage or any area controlled by unauthorized persons. When installed outdoors, the FACP shall be housed in a U.L.- or F.M.-approved weatherproof enclosure and shall meet the temperature requirements outlined by the manufacturer's recommendations.

907.1.5 Systems out of service
Add as an additional section:

Fire alarm systems undergoing maintenance, repair, or modification shall not have any portion out of service for more than four (4) hours during normal business hours unless otherwise approved by the Fire Code Official. During any impairment, a fire watch shall be provided in all affected areas. When the entire system must be taken out of service, the Fire Code Official may approve an alternative impairment plan that provides equivalent safety.

907.2 Where required – <u>new buildings and structures</u>
Modify paragraph 2 of this section to read:

Manual fire alarm boxes shall be provided within 5 feet (1.5 m) of every required exit on the latch side in accordance with NFPA 72. The Fire Code Official may approve alternative placement or reduced numbers of manual fire alarm boxes where the building is fully sprinklered and equipped with an approved automatic detection system, or where other equivalent means of manual initiation are provided.

The Fire Code Official is authorized to require listed protective covers on manual fire alarm boxes to prevent malicious false alarms and physical damage. Protective covers shall be transparent or red in color with a transparent face to allow visibility of the manual fire alarm box and shall include proper operating instructions. A protective cover that emits a local alarm signal shall not be installed unless approved by the Fire Code Official.

In addition to the provisions of Sections 907.2.1 through 907.2.24, and with the exception of one- and two-family dwellings (see Section 3.2) and townhouses (as clarified in Section 907.2.24), an approved fire alarm detection system (including initiating devices such as smoke or heat detectors throughout the building) shall be required in new buildings and structures under the following conditions:

(A) Buildings equipped with automatic sprinkler protection (as required or installed under Section 903).

(B) Buildings with commercial kitchen hoods utilized for fire protection.

(C) Buildings with an occupant load of 300 or more persons in Group A (Assembly) or Group E (Educational) occupancies.

907.2.11 Single- and Multiple-Station Smoke Alarms – Attached Garages
Add as an additional subsection:

Heat detectors shall be installed in attached garages and shall be interconnected by hardwire to the single- and multiple-station smoke alarms in the dwelling unit.

907.2.24 Townhouses
Add as an additional section:

Fire alarm and detection systems shall not be required in townhouses as defined in Section 202 of the 2024 International Fire Code that fall within the scope of NFPA 101 (2024 Edition), Chapter 24. Detection in townhouses shall be limited to single- and multiple-station smoke alarms (and carbon monoxide alarms where required) installed in accordance with NFPA 101 (Chapter 24), IRC Sections R314 and R315, the Illinois Smoke Detector Act (425 ILCS 60/), and the Carbon Monoxide Alarm Detector Act (430 ILCS 135/).

Where townhouses are protected by an NFPA 13D sprinkler system, a local waterflow alarm shall be provided in accordance with NFPA 13D Section 7.6.

Exception: A full fire alarm system per Section 907.2 may be required if the townhouse development includes common corridors, shared interior spaces, or other features that reclassify it under a different occupancy (e.g., Group R-2 with shared egress).

907.3.1 Duct Smoke Detectors
Is hereby amended to read as follows:

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a supervisory signal at the fire alarm control panel and supervising station in accordance with NFPA 72 and shall cause the intended fire safety function (such as shutdown of the associated air-handling unit).

Duct smoke detectors shall not be used as a substitute for required open-area smoke detection. Duct smoke detectors shall be required in all air-handling units with a capacity of 2,000 CFM or greater.

All duct detectors that are obstructed or located above the ceiling shall be provided with a remote LED indicator and test switch located directly below (or as close as practical) and clearly labeled. All test switches shall be labeled and installed in a proximate area near the fire alarm control panel or as otherwise approved by the Fire Code Official.

All duct detectors shall be labeled in correlation with the associated HVAC unit and clearly visible from the floor. Rooftop HVAC units equipped with duct detectors shall be visibly marked from the roof or scuttle access point. The location of all duct detectors shall be shown on the zone map mounted adjacent to each FACP or FAAP.

907.5.2.3 Visible alarms
Append to exception #1:

… when approved by the Fire Code Official.

907.5.2.3.1 Public use areas and common use areas
Modify Exception to read as follows:

Exception: When approved by the Fire Code Official, where work areas have audible alarm …

907.5.2.3.5 Protective Covers on Manual Fire Alarm Boxes
Add as an additional subsection:

Listed protective covers shall be installed on all manual fire alarm boxes to prevent malicious false alarms and to protect the devices from physical damage.

907.6.3 Initiating Device Identification (Addressable Systems)
Is hereby amended to read as follows:

All fire alarm systems shall be addressable. The system shall identify the specific initiating device address, location, device type, floor level where applicable, and status (including normal, alarm, trouble, and supervisory) at the fire alarm control unit and annunciator in accordance with NFPA 72.

This addressable requirement applies to all new fire alarm systems and to existing systems in existing buildings that can no longer be maintained in a compliant manner and therefore require replacement.

Exceptions:

1. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices, and not more than 10 additional alarm-initiating devices.

2. Special initiating devices that do not support individual device identification.

3. Like-for-like replacements of existing equipment (only when approved by the Fire Code Official).

907.6.4 Zones (Addressable Systems)
Append to this section:

In addressable fire alarm systems, each type of system/device shall be zoned separately. This includes, but is not limited to: sprinkler waterflow switches, tamper switches, kitchen hood suppression systems, manual pull stations, audible/visual notification devices, heat detectors, smoke detectors, and duct detectors.

Each floor in multi-story buildings shall be zoned separately. Each type of initiating device shall generally be placed on separate zones per floor unless otherwise approved by the Fire Code Official.

The system shall provide the capability to disable or isolate individual zones for maintenance, testing, or impairment without disabling the entire fire alarm system.

907.6.5 Fire Alarm Control Panel and Annunciator Location and Instructions
Add as a consolidated section:

The fire alarm control panel (FACP) shall be easily accessible and visibly located within the sprinkler riser room, fire pump room, or in a location approved by the Fire Code Official.

The fire alarm annunciator panel (FAAP) shall be easily accessible and visibly located within ten (10) feet of the main entrance into the building/unit and within ten (10) feet of the entrance to the fire pump room and/or sprinkler riser room(s).

A smoke detector shall be installed at the FACP location.

A 4-inch red-lensed weatherproof strobe light shall be installed on the exterior of the building above the closest entrance to the annunciator/FACP.

All new fire alarm control panels and annunciators shall be provided with laminated and framed operating instructions, a complete laminated zone map, and other applicable information mounted within one foot (1') of the panel.

The Fire Alarm Control Panel room or door shall be properly labeled.

907.6.5.4 FACP and Sprinkler Control Valve Location in Townhouses and Attached Single-Family Dwellings
Add as an additional section:

In multiple single-family dwellings (e.g., townhouses or attached units) where there is no common interior corridor or area, the fire alarm control panel (FACP), sprinkler system control valves, waterflow switches, and associated fire protection equipment shall be located in a dedicated room or enclosure that is accessible only from the exterior of the building.

The fire department shall have immediate access at any time to this equipment without entering an individual dwelling unit. The location shall be approved by the Fire Code Official.

907.6.7 Additional fire alarm and detection system installation requirements
Add as an additional section:

In addition to the requirements of Section 907, the installation, monitoring, and maintenance of fire alarm and detection systems shall comply with the following:

1. All types of initiating devices shall be monitored and shall terminate at an approved fire alarm control panel.

2. All fire alarm systems shall be electrically supervised and shall transmit signals to a U.L.-listed central station in accordance with NFPA 72.

3. **Alternative automatic fire-extinguishing systems** (including commercial kitchen hood suppression systems) shall be monitored by the building's fire alarm system (or an approved dedicated fire alarm system) in accordance with NFPA 72. Activation of the suppression system shall transmit a fire alarm signal to the Utica Community Fire Protection District's Dispatch Center. Supervisory and trouble signals shall be handled in accordance with this section.

4. Except for routine maintenance and without the express written consent of the Fire Code Official, existing fire alarm systems shall not be taken out of service, disconnected, abandoned, or otherwise rendered inactive.

907.6.8 Multi-Tenant Occupancies
Add as an additional section:

In multi-tenant buildings, fire alarm and notification systems shall comply with the following:

(A) Fire alarm systems shall transmit and report electrically supervised signals by point address to the monitoring station so that specific fire alarm point address information is available to responding personnel.

(B) Exterior Visible Alarms (Strobes)

Exterior strobes shall be provided to identify the source of activation and shall meet the following requirements:

1. Clear-lensed (or white) strobes shall be installed at the entrances/exits of each tenant space and shall activate upon a fire alarm condition or waterflow specific to that tenant space.

2. A separate blue-lensed strobe shall be provided above or adjacent to the fire department connection (FDC) for general waterflow indication.

3. A red-lensed strobe shall be provided at the location of the fire alarm control panel and/or annunciator. This strobe shall activate upon any alarm condition within the fire alarm system.

4. All exterior visible notification appliances shall be synchronized in accordance with NFPA 72 where more than one is visible from the same area, room, corridor, or field of view.

907.9 <u>Where required in existing buildings and structures</u>
Delete this section and insert the following:

Fire alarm systems shall be maintained in full operating condition at all times. The new installation or re-installation of a fire alarm system in an existing building shall comply with Section 907.2.

In addition to the requirements of Chapter 11, and with the exception of one- and two-family dwellings (**see Section 3.2**), an approved fire alarm detection system shall be required only when an existing building is undergoing an **Alteration**, an **addition**, or a **change of use/occupancy** and such work would require a fire alarm system in a new building of comparable occupancy, size, and hazard level under Section 907.2 **including the District's local amendments** or if any of the following conditions exist:

Note: Cosmetic-Maintenance work (as defined in Section 202) shall not be included and does not trigger plan review or permitting under this section. (See also Section 3.4 for mixed-occupancy evaluation rules.)

(A) The building undergoes an **Alteration** (as defined in Section 202) **that would require a fire alarm system under Section 907.2 as if the building were newly constructed.**

(B) The project results in a **change of occupancy** or Use Group that would require a fire alarm system under Section 907.2 **as if the building were newly constructed**.

(C) The building is equipped with automatic sprinkler protection (as required or installed under Section 903).

(D) The building is equipped with commercial kitchen hood(s) with automatic fire-extinguishing systems utilized for fire protection.

(E) The building has an occupant load of 300 or more persons in Group A (Assembly) or Group E (Educational) occupancies.

Where a change in occupancy includes any use that requires the entire structure to be protected with a fire alarm system, such a system shall be installed throughout the structure before an occupancy permit is issued.

Exception: Any alterations or repairs intended solely to meet ADA accessibility requirements or Department of Public Health and Sanitation requirements are not subject to the requirements of this section, provided they do not increase occupant load, change occupancy classification or hazard level, or otherwise trigger requirements under this Code or NFPA 101.

(See Section 202 for definitions of Alteration, Change of Occupancy, and Cosmetic-Maintenance Work.)

For any fire alarm system replacement or major modification required under this section, the system shall comply with current standards, including addressable panels per NFPA 72 and monitoring/transmission to a U.L.-listed central station.

907.9.1 <u>Upgrades to Existing Fire Alarm Systems</u>
Add as an additional section:

When an existing fire alarm system is present, required upgrades shall be limited to the area directly impacted by the Alteration, addition, or change of occupancy, unless the **Fire Code Official** determines that partial upgrades would create incompatibility between new and existing components or would compromise the reliability of the overall system.

In such cases, the Fire Code Official may require upgrades to additional portions of the system as necessary to achieve a fully functional, code-compliant fire alarm system. When upgrades are required, the system (or the upgraded portion) **shall comply with current standards, including the use of addressable panels per NFPA 72**.

The Fire Code Official shall have final authority to determine the extent of upgrades required.

Exception: One- and two-family dwellings are exempted from these requirements. Townhouses shall follow the exemptions and limited detection requirements in Section 907.2.24.

907.9.2 Annual Testing and Inspection
Add as an additional section:

All fire alarm systems, fire suppression systems, cooking suppression systems, and any other fire safety systems required to be tested, serviced, or inspected by this Code or referenced NFPA standards shall be tested and inspected at the following minimum intervals:

• Fire alarm systems and fire suppression systems: **annually**.

• Commercial cooking suppression systems: **semi-annually (every 6 months)** or more frequently as required by NFPA 96, the manufacturer's instructions, or as directed by the Fire Code Official.

All testing and inspection results shall be submitted to the District through the District's designated 3rd party web-based Fire Prevention compliance service (or in a form and method otherwise approved by the Fire Code Official). The property owner is responsible for ensuring that all required testing is performed and that records are submitted in a timely manner.

SECTION 912
FIRE DEPARTMENT CONNECTIONS

912.5 Signs
Append to this section:

Where a fire department connection inlet pressure greater than 150 psi has real potential to damage the system, the metal sign shall indicate the maximum pressure allowable at the inlets to safely deliver the greatest system demand.

For residential NFPA 13R systems, the Fire Department Connection sign shall be stamped 60-70 psi.

SECTION 1201
ENERGY SYSTEMS

The provisions of this chapter shall apply to energy systems in accordance with the 2024 International Fire Code. The **Fire Code Official** may impose additional firefighter safety requirements as necessary to protect emergency responders.

1201.4 Electric Vehicle Charging Stations – General
Add as an additional section:

Electric vehicle charging stations shall be listed and installed in accordance with the manufacturer's instructions, the 2024 International Fire Code (including Section 2302.2 where applicable), and **NFPA 70**. Equipment shall be listed in accordance with UL 2594, UL 2202, or other applicable standards based on the type of charging equipment. Where a conflict exists, the **more stringent requirement** shall apply.

Charging stations and associated equipment shall not block fire department access roads, fire lanes, or hose lay routes. **Charging stations shall be protected from vehicle impact** by approved bollards, curbing, or wheel stops where subject to vehicular traffic. Charging outlets and connectors shall be installed **36 to 48 inches** above finished grade.

Note: One- and two-family dwellings are generally exempted from this Ordinance per Section 3.2; however, electric vehicle charging stations installed on such dwellings shall require permits and plan review as per commercial installations for fire safety compliance.

1201.5 Electric Vehicle Charging Stations – Emergency Disconnect
Add as an additional section:

An emergency disconnecting means shall be provided for each electric vehicle charging station in accordance with NFPA 70 Section 625.43. The location and accessibility of the disconnect shall be subject to approval of the **Fire Code Official**. The disconnect shall be clearly labeled "**ELECTRIC VEHICLE EMERGENCY DISCONNECT**" in letters not less than 1 inch high, readily accessible, and capable of disconnecting all power to the charging station(s).

Manual emergency disconnect switches shall:

- Be clearly visible and accessible from a safe distance;

• Be labeled to indicate which EV charging station(s) they control;

• Immediately cut power to the indicated station(s) when activated;

• Be located between 20 feet and 100 feet from the charging station in direct line of sight;

• Have lock-out/tag-out capability.

In addition, each charging pedestal shall be equipped with an automatic emergency shut-off device in the base of the pedestal that immediately cuts power upon detection of fire or physical impact and provides an audible and visual indicator at the pedestal.
All disconnects (manual or automatic) shall only be resettable by qualified personnel after proper assessment and authorization by the **Fire Code Official** or authorized maintenance personnel.

SECTION 1205
SOLAR PHOTVOLTAIC POWER SYSTEMS

Purpose

The requirements in this section supplement the 2024 International Fire Code to provide additional firefighter safety measures for solar photovoltaic (PV) systems. These enhancements focus on improved roof access, ventilation pathways, reliable rapid shutdown capability, and clear labeling for emergency responders. The base requirements of the 2024 IFC and NFPA 70 continue to apply unless specifically modified herein.

1205.1 General.
Add to read as follows:

Solar photovoltaic (PV) systems, including roof-mounted installations on one- and two-family dwellings, shall require a **Fire Protection System Code Review** for firefighter safety compliance in accordance with this section and NFPA 70. All systems shall comply with rapid shutdown requirements per **NFPA 70 Article 690.12**. The rapid shutdown function shall be designed and installed to enable firefighters to quickly and reliably reduce hazardous DC voltages on the roof so that firefighters can safely perform ventilation, rescue, or overhaul operations without shock risk. Roof-mounted residential PV systems shall receive the same level of firefighter safety review as commercial installations.

For purposes of this section:

• The minimum rapid shutdown and identification labeling requirements are those contained in NFPA 70 Article 690.

• The supplemental rapid shutdown, disconnect, and labeling provisions in Section 1205.4 are **additional firefighter safety enhancements** that exceed the minimum requirements of NFPA 70 Article 690.

Exception: The enhanced access and pathway requirements of Section 1205.2 and the supplemental rapid shutdown, disconnect, and labeling provisions of Section 1205.4 shall not apply to detached, nonhabitable Group U structures, including but not limited to detached garages serving Group R-3 buildings, parking shade structures, carports, solar trellises, and similar structures.

However, all PV systems shall comply with the **minimum rapid shutdown and identification labeling requirements** of NFPA 70 Article 690.

1205.2 Access and Pathways – Firefighter Safety.
Add to read as follows:

Rooftop access and pathways shall be provided to allow safe firefighter operations, including perimeter search, roof ventilation, and rescue. Pathways shall be located over structurally supported members and at load-bearing walls. Access points shall not require ground ladders over windows or doors. Required pathways and landings shall be maintained clear of obstructions at all times after installation.

All requirements in this section are subject to approval by the **Fire Code Official**.

1205.2.1 Flat Roofs.
Add to read as follows:

Note: The enhanced perimeter access requirements in this subsection (including the continuous 6-foot-wide pathway, the "every 12 feet of frontage requires 6 feet open" proportional rule, and the mandatory 6×6 landings with 9-foot vertical clearance) apply **only to flat roofs**. Pitched roofs are governed exclusively by Section 1205.2.2.

A **minimum 6-foot-wide clear perimeter pathway** shall be maintained around the edges of the roof to provide safe landing and working areas for firefighters. Clear paths shall connect to all required access points, bulkheads, scuttles, and ventilation areas.

All perimeter access locations shall connect to a continuous clear path across the roof.

In addition, perimeter access landings shall be provided as follows:

- Each landing shall be a **minimum of 6 feet in each direction** with a **minimum 9-foot vertical clearance** above the parapet and rooftop.

- Landings shall be calculated for all apparatus-accessible exposures (front, sides, rear, setbacks, parking lots, or any location where fire apparatus can position).

- Measurements shall be taken from the inside face of the parapet wall.

- Sloped or decorative parapets and cornices shall not be counted as usable landing area. Usable perimeter access begins only where the slope meets the flat portion of the roof or after termination of any decorative façade or cornice.

Additionally, for aerial ladder and firefighter access, **every 12 feet of frontage width requires 6 feet open**. These perimeter access openings shall be calculated for all apparatus-accessible exposures (including side streets, parking lots, and any location where a fire apparatus can position).

Rooftop access signs and markings shall be installed at each required perimeter access location as determined by the Fire Code Official during plan examination. Signs and markings shall be durable and weather-resistant.

1205.2.2 Pitched Roofs.
Add to read as follows:

On pitched roofs, a **minimum 3-foot-wide clear pathway** shall be provided along both sides of the ridge to allow firefighter access for ventilation operations. Additional clearance may be required by the Fire Code Official based on roof pitch, building size, or ventilation needs.

In addition to the ridge pathway above, pitched roofs on one- and two-family dwellings shall provide **not fewer than two 36-inch-wide access pathways** on separate roof planes. Pathways shall run from the lowest roof edge to the ridge. At least one pathway shall be located on the street or driveway side of the roof. For each roof plane containing a photovoltaic array, a 36-inch-wide pathway shall be provided on the same roof plane, an adjacent roof plane, or straddling both planes.

1205.2.3 Fences and Gates (when present).
Add to read as follows:

Fences shall not obstruct perimeter access landings. Access to the clear path shall be provided via gates that are:

- **Minimum 3 feet wide**

- **Inward-swinging**

- Secured only by a padlock and chain that can be cut by a standard bolt cutter

1205.2.4 Obstructions to Aerial Ladder Access.
Add to read as follows:

Structures affixed to an exterior building wall below the roof line shall not obstruct fire-apparatus aerial ladder access to the rooftop perimeter access locations. This includes, but is not limited to, sun-control devices, awnings, solar panels, and fire escapes.

1205.2.5 Emergency Escape and Rescue Openings.
Delete and insert the following:

Panels and modules shall not be placed on the portion of a roof below an emergency escape and rescue opening. A **pathway of not less than 48 inches (1219 mm) wide** shall be provided to the emergency escape and rescue opening.

1205.2.6 Obstructions in Access Pathways and Ventilation Areas.
Add to read as follows:

Conduit, raceways, wiring systems, cable assemblies, junction boxes, combiner boxes, and associated equipment shall not be installed within, cross over, or obstruct any required access pathways, perimeter access locations, landings, or designated ventilation areas. All such items shall be routed to avoid obstructing firefighter access and ventilation operations, or as approved by the Fire Code Official.

1205.2.7 Clear Paths for Ventilation.
Add to read as follows:

All perimeter access locations and landings shall connect to a continuous clear path across the roof. Distinct clear paths shall be provided at intervals of **no more than 100 linear feet**, with no more than 100 feet between clear paths. These clear paths shall lead to skylights, scuttle hatches, or doors that provide access to the building below and can be used for ventilation by the fire department.

1205.3 Ground-Mounted Photovoltaic Panel Systems.
Add to read as follows:

Ground-mounted PV panel systems shall not obstruct fire department access roads or hose lay routes. Access roads and gates to ground-mounted arrays shall be designed and maintained to allow fire apparatus access, with **gate widths minimum 20 feet** and key access per Section 506. Clear pathways to equipment for de-energization shall be provided.

1205.4 Rapid Shutdown, Disconnects, and Labeling.
Add as an additional section:

The provisions in this section are **supplemental firefighter safety enhancements** that exceed the minimum requirements of NFPA 70 Article 690.

All PV systems shall be equipped with a rapid shutdown function in accordance with **NFPA 70 Article 690.12**. The system shall be designed and installed to enable firefighters to quickly and reliably reduce hazardous DC voltages on the roof.

The rapid shutdown initiation device and main PV system disconnect shall:

- Be clearly labeled, readily accessible, and located in an approved location (typically near the main electrical service or as directed by the Fire Code Official).

- Be capable of being **locked in the open (off) position** to prevent inadvertent re-energization.

- **Only be resettable by qualified personnel** after proper assessment and authorization.

All solar PV systems shall have durable, weather-resistant labels in accordance with NFPA 70 Article 690, including warning labels at disconnects, rapid shutdown devices, and on DC conduit, raceways, enclosures, cable assemblies, junction boxes, and combiner boxes.

DC circuit markings shall use retroreflective material where practicable (and weatherproof if outdoors), with **white capital letters not less than 3/8 inch (9.5 mm) high on a red background**, reading **"WARNING: PHOTOVOLTAIC POWER SOURCE."** Continuous installations, including conduit and raceways, shall be marked **every 10 feet (3048 mm)**, within 1 foot (305 mm) of all turns or bends, and within 1 foot (305 mm) above and below all penetrations of roof or ceiling assemblies and walls. Labels shall be clearly visible to emergency responders from a safe distance.

1205.5 Energy Storage Systems (when installed with PV).
Add to read as follows:

Where solar photovoltaic systems are installed in conjunction with energy storage systems (battery banks), the energy storage systems shall comply with Section 1206 of this code. The PV rapid shutdown function required by this section de-energizes the photovoltaic array but does not de-energize the battery storage. The energy storage system disconnecting means shall be clearly labeled, readily accessible, and located in an approved location so firefighters can isolate both the PV array and the stored energy. Coordinated shutdown labeling and signage shall be provided in accordance with NFPA 70 Articles 690 and 706.

SECTION 5001
GENERAL

5001.3.3.1 Properties of hazardous materials.
Add to this section as follows:

All buildings and/or tenant spaces containing hazardous materials shall provide a Knox box document storage cabinet for placement of the Safety Data Sheets (SDS). The cabinet shall be large enough to accommodate all required SDS information. It shall be mounted at 5 feet above the finished floor in a location approved by the Fire Code Official.

SECTION 5601
EXPLOSIVES AND FIREWORKS

5601 Permit Required
Is hereby amended by adding the following new subsection:

Section 5601.2(a):

Indoor pyrotechnic devices, including those items defined as such by the Illinois Office of the State Fire Marshal, **are prohibited.**

ARTICLE 6: ENFORCEMENT AND PENALTIES

The Fire Code Official shall have the authority to enforce this Ordinance through inspections, notices of violation, stop-work orders, permit revocation, fines, and other remedies as provided in this Ordinance and the District's progressive enforcement ordinance entitled "AN ORDINANCE ADOPTING PROGRESSIVE ENFORCEMENT AND SYSTEM STANDARDS FOR FIRE SAFETY COMPLIANCE," as amended from time to time.

Violations of this Ordinance may result in fines, permit revocation, stop-work orders, or other remedies as authorized by state law and the District's progressive enforcement ordinance.

ARTICLE 7: SEVERABILITY

Should any section, paragraph, sentence, or word of this Ordinance or of the Code hereby adopted be declared for any reason to be invalid, it is the intent of said Board of Trustees that it would have passed all other portions of this Ordinance independent of the elimination here from of such portion as may be declared invalid.

ARTICLE 8: REPEALER

Except as to the amendments heretofore mentioned, all articles, chapters, and sections of the District's Fire Prevention Code shall remain in full force and effect

Neither the enactment of this Ordinance nor the repeal hereby effected shall be construed to affect or abate any action, prosecution, or proceeding pending under, or for violation of, any repealed ordinance at the time this Ordinance takes effect.

ARTICLE 9: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with the law.

ADOPTED on August 24, 2026, by the following roll call vote:

TRUSTEE	AYE	NAY	ABSENT
Kinzer	✓		
Mattioda	✓		
Neurohr	✓		

Michael Kinzer, District President

Attest: Kylie Mattioda, District Secretary

Published in pamphlet form on August 24, 2026

Kylie Mattioda, District Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF LASALLE)

SECRETARY'S CERTIFICATE

I, Kylie Mattioda, the duly qualified and acting Secretary of the Board of Trustees of the Utica Community Fire Protection District, LaSalle County, Illinois, do hereby certify that I am the keeper of its books and records and that attached hereto is a true and correct copy of an Ordinance entitled: "AN ORDINANCE AMENDING AND RESTATING THE FIRE PREVENTION CODE FOR THE UTICA COMMUNITY FIRE PROTECTION DISTRICT," which Ordinance was duly adopted by the District's Board of Trustees at a meeting held on August 24, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand on August 24, 2026.

Kylie Mattioda, Secretary